



# 105 WELLSIDE

Haddington, East Lothian, EH41 4RP



1

Public Room



3

Bedrooms



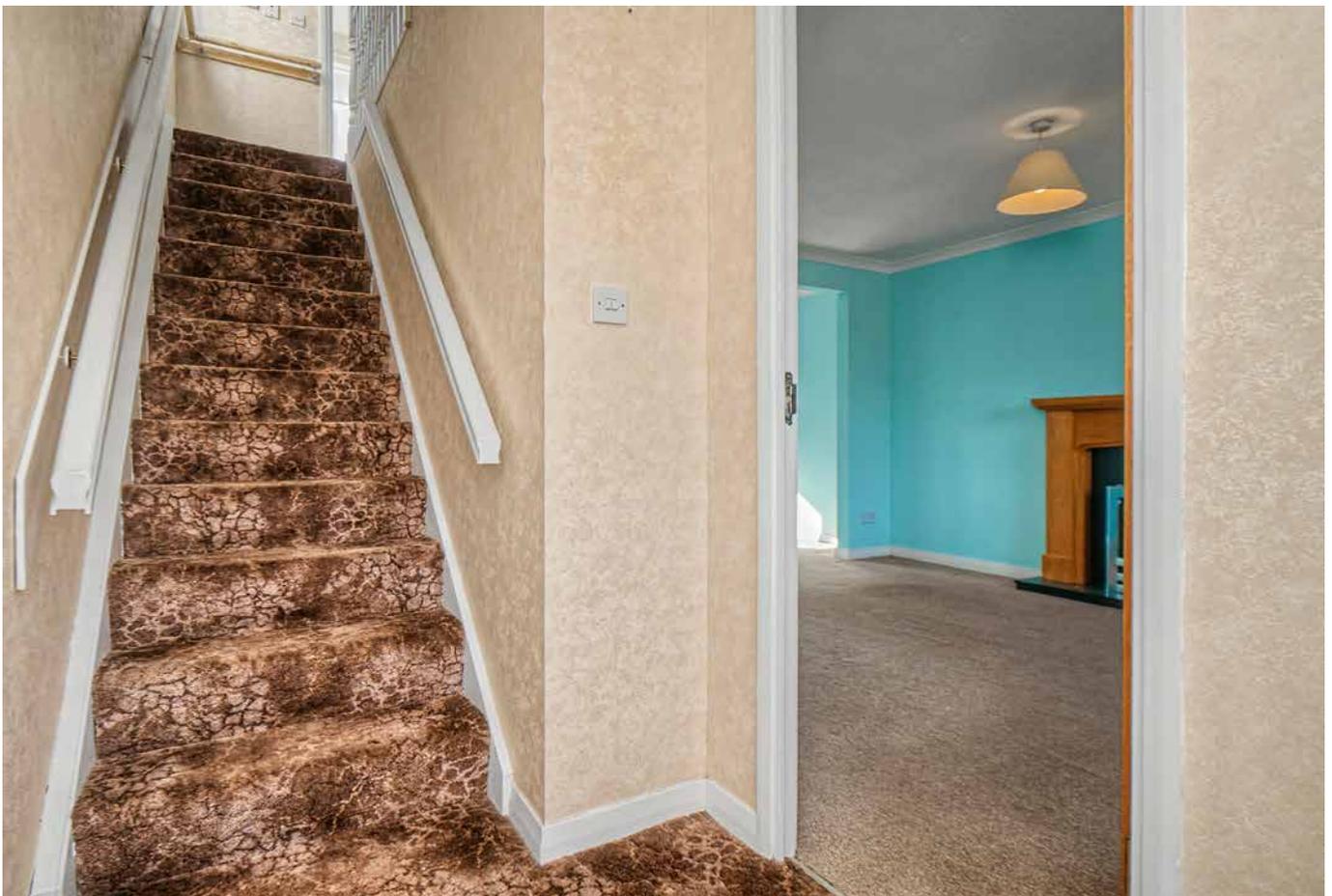
1

Bathroom



## 105 WELLSIDE

Quietly situated in the charming market town of Haddington, within walking distance of central amenities and local schools, this three-bedroom semi-detached house occupies a desirable corner plot with generous enclosed gardens and private off-street parking. The home offers bright, family-orientated interiors, including storage in all three bedrooms, a bathroom with a shower-over-bath, and two openly connected reception rooms leading to a south-facing modern kitchen with direct garden access. Offering scope for cosmetic upgrades, the property presents an ideal opportunity for buyers to personalise a home to their own taste.





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EPC  
RATING

E

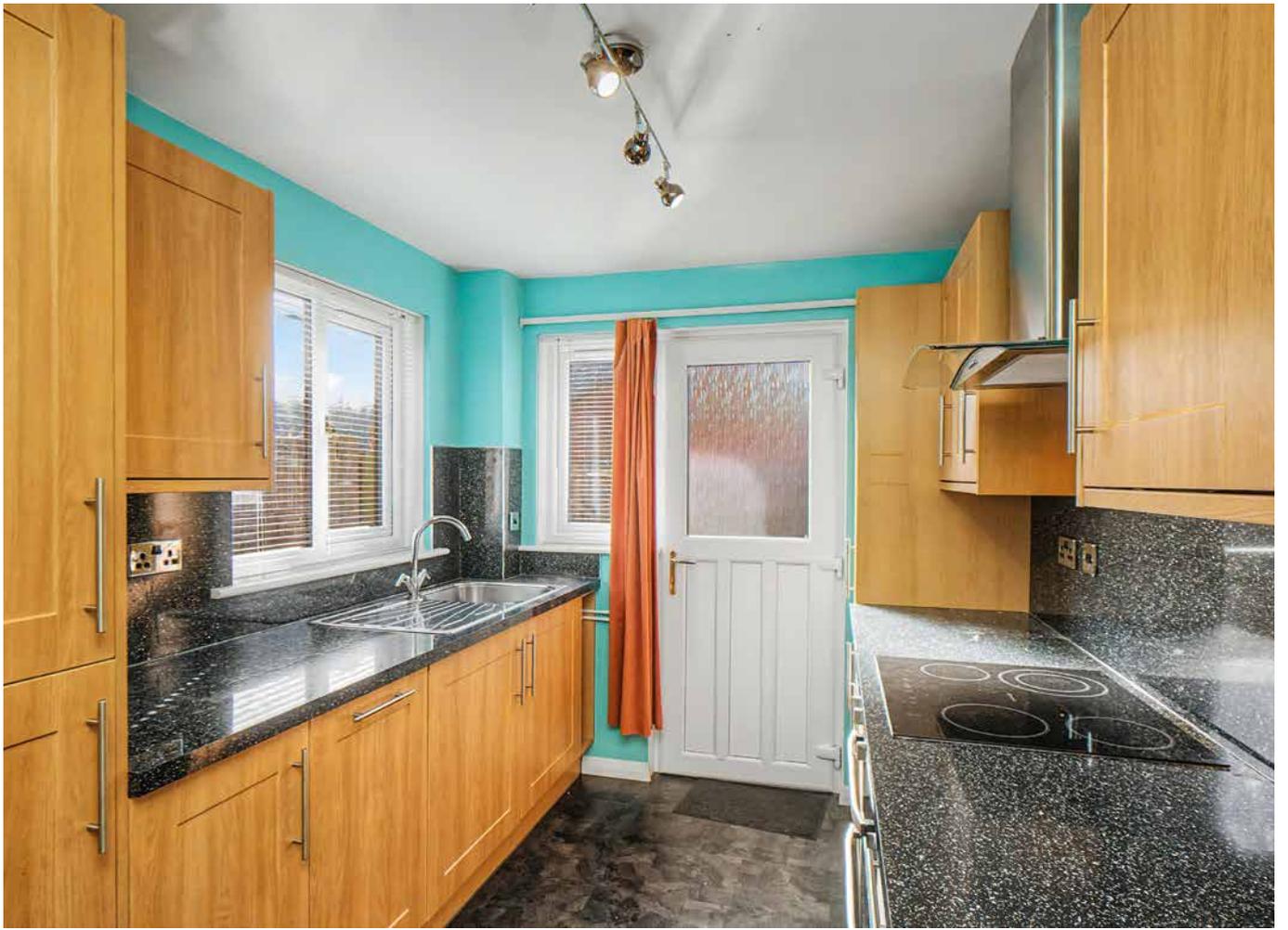
COUNCIL  
TAX BAND

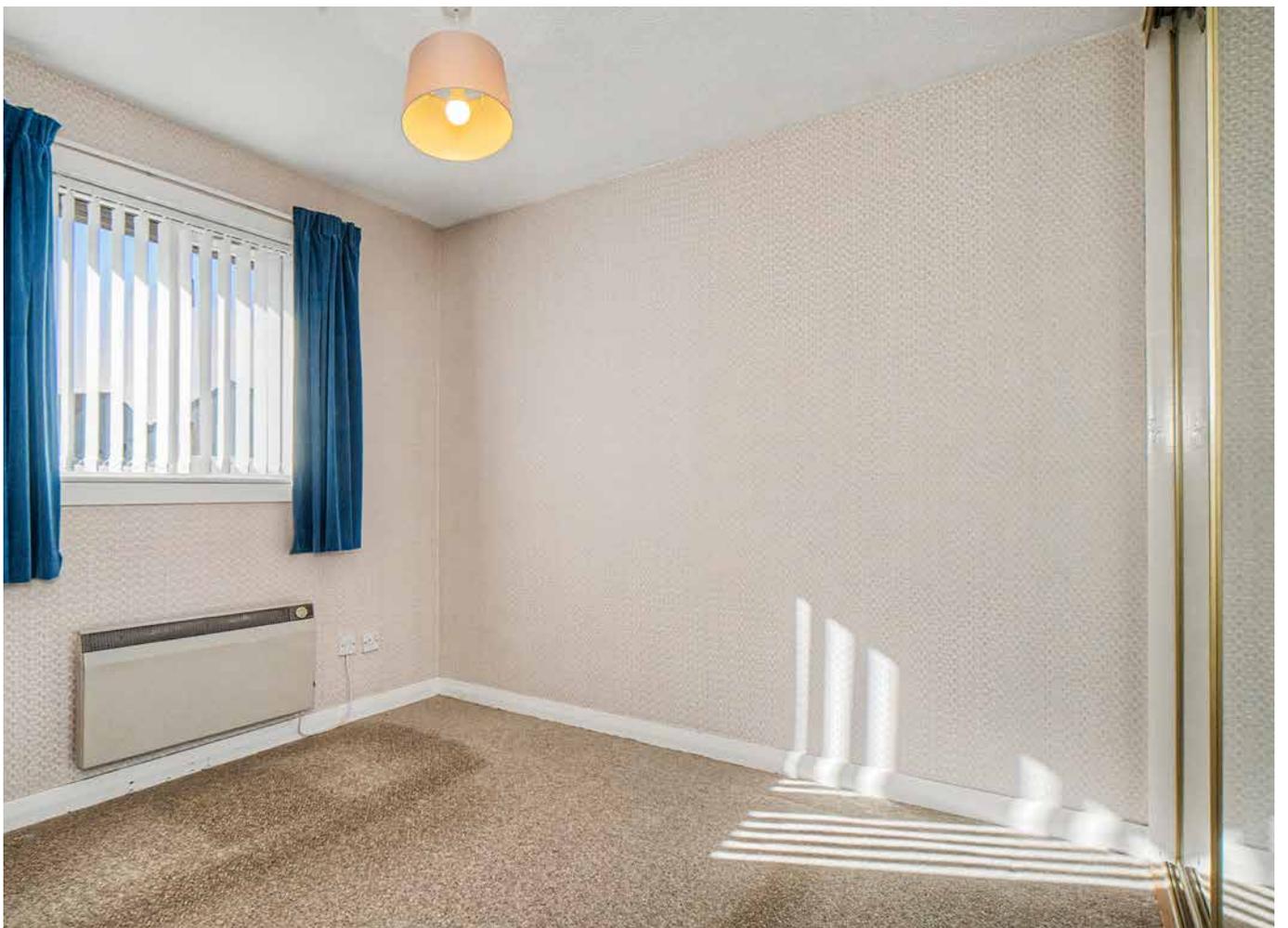
**VIEWING**

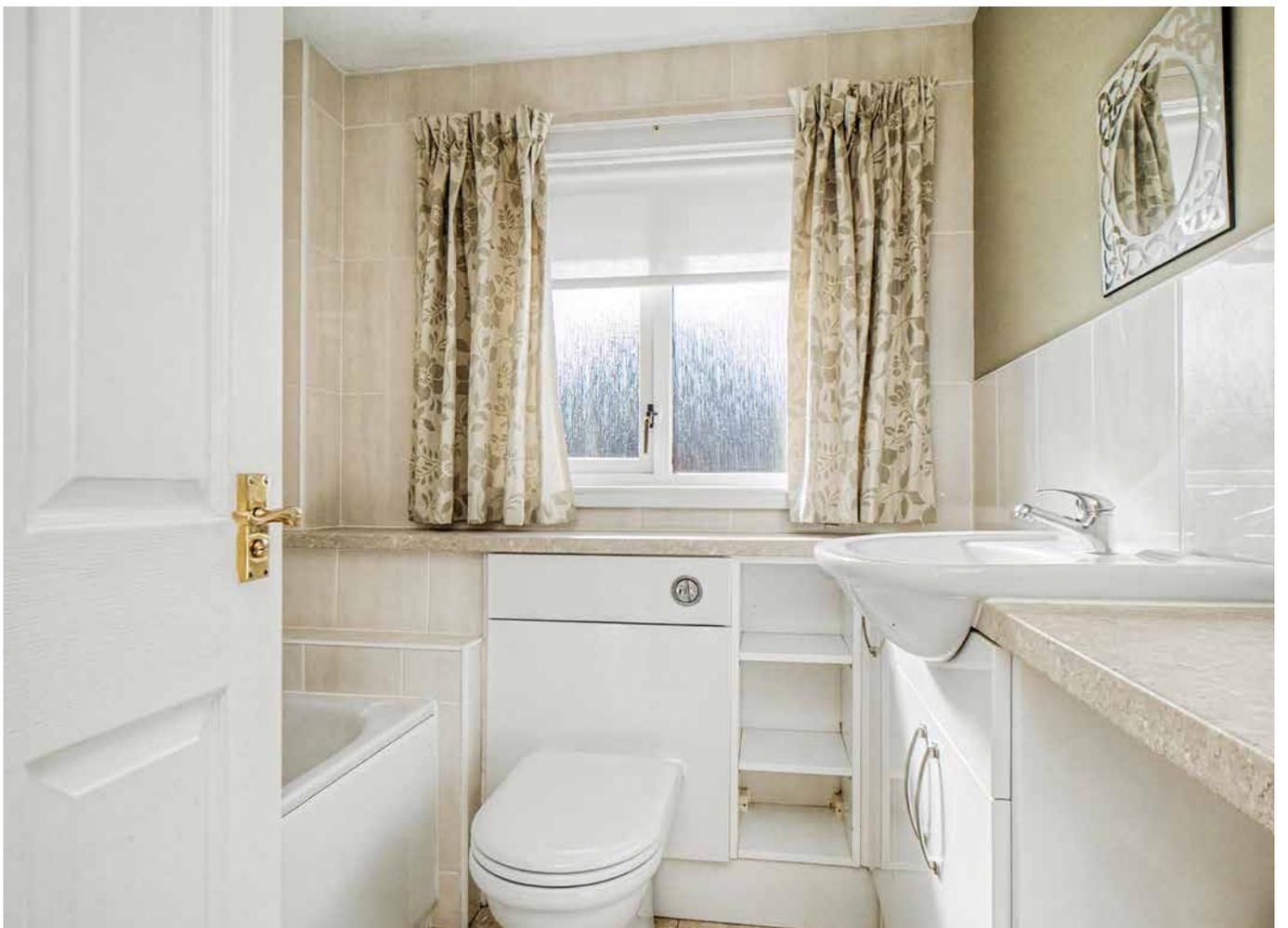
By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- Peaceful market town setting
- Semi-detached house on a desirable corner plot
- Naturally lit entrance hall
- Spacious open-plan living and dining room
- South-facing modern kitchen with garden access
- Principal bedroom with storage
- Two further bedrooms with storage
- Bright bathroom with shower-over-bath
- Generous enclosed gardens
- Private off-street parking







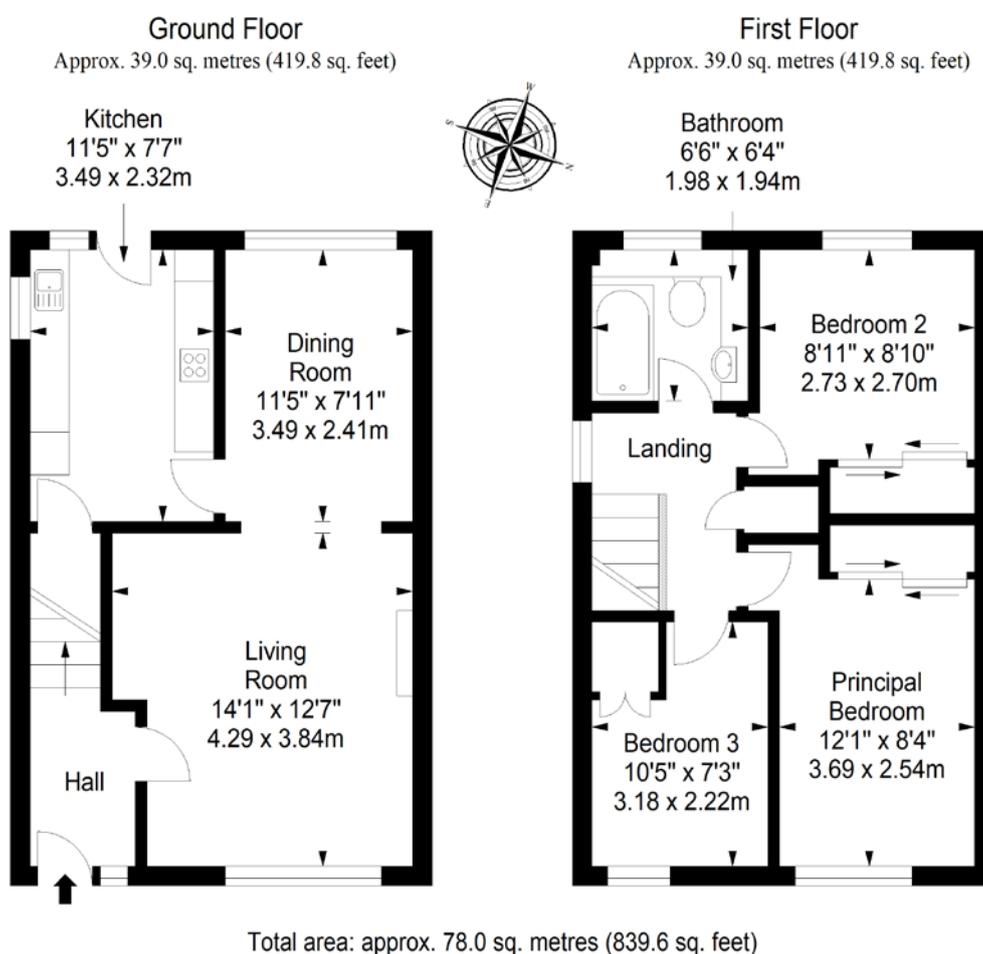


Extras: All fitted floor and window coverings, and light fittings are included in the sale.



# HADDINGTON

The historic market town of Haddington in the picturesque East Lothian countryside, lies approximately 20 miles to the east of Edinburgh. It is particularly popular with commuters due to its close proximity to the A1 and excellent public transport links. Built on the banks of the River Tyne, the Royal Burgh of Haddington has a wide range of amenities on its doorstep including supermarkets, cafés, restaurants and independent shops. More extensive shopping facilities, meanwhile, are available within only a short drive at Fort Kinnaird Retail Park. State and independent education is catered for in Haddington from nursery through to senior level producing a strong sense of community spirit. There is also a wide range of recreational facilities including a swimming pool/leisure centre, tennis courts, rugby/football pitches and recently opened skate park. The surrounding countryside offers delightful footpaths, cycle paths and horse-riding tracks.



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