



23 Lynn Lea Avenue  
HADDINGTON | EH41 4AF

  
**warners**  
solicitors & estate agents





## 23 Lynn Lea Avenue

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Beautifully presented, three-bedroom, semi-detached home offering well-planned and flexible accommodation over two levels, situated in the popular and picturesque town of Haddington in East Lothian.

On the ground level, the living/dining room boasts a wood-burning stove, is well-sized, and is flooded with natural light. The stylish kitchen is also of a good size, and off this lies the utility room from which access is granted to the well-maintained private rear garden. A bathroom with three piece white suite completes the accommodation on this level.

On the upper floor, all three bedrooms are well-sized doubles, with each room having the potential to be alternatively employed as an ideal home office, study or gym, giving the property a great degree of flexibility.

Offering immense appeal to anyone looking for a family home within commuting distance of Edinburgh, early viewing is highly recommended.

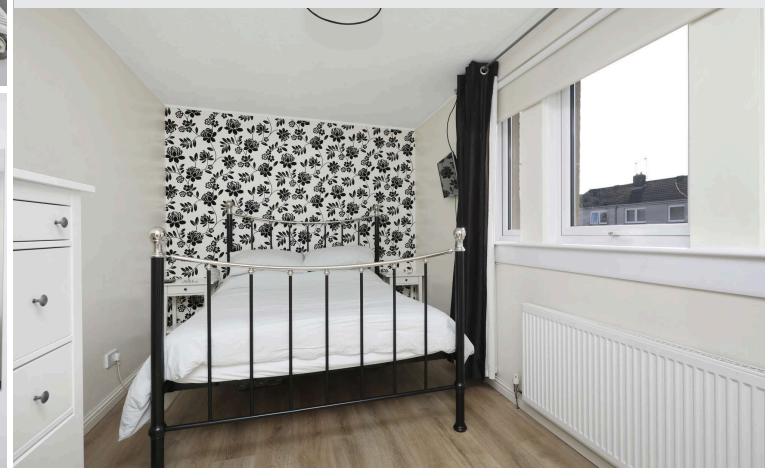
- Three-bedroom semi-detached home
- Popular location
- Living/dining room
- Kitchen
- Bathroom
- Three double bedrooms
- Front & rear garden
- Double glazing
- Gas central heating.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

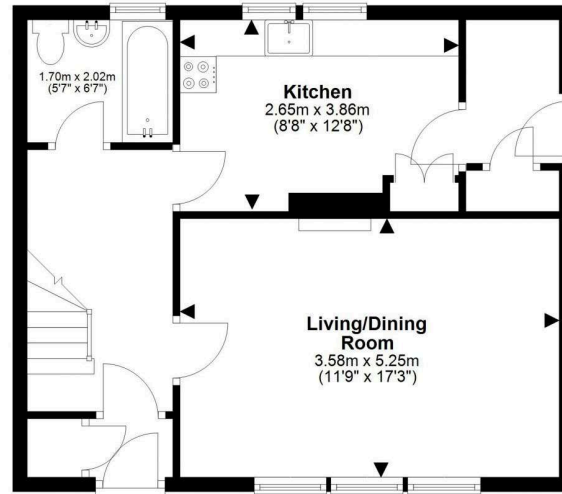


All integrated appliances including dishwasher will be included in the sale of the property along with all blinds & curtains, garden shed and summerhouse. Greenhouse not included. EPC: C CT: B

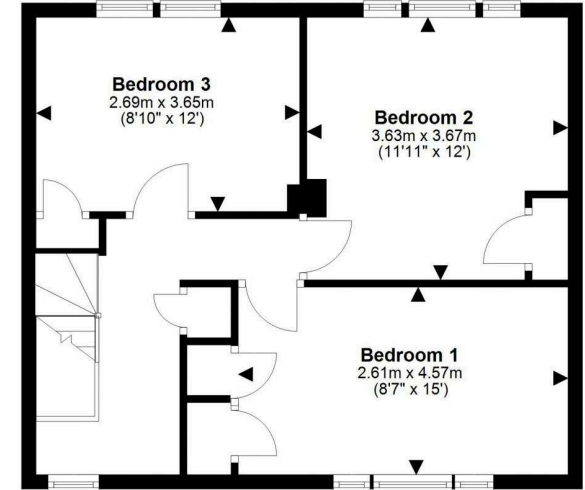
The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural activity and local history. Leisure pursuits on offer include the Aubigny Sport Centre providing swimming and fitness classes, a golf course, tennis courts and a bowling green, in addition to a variety of clubs and organisations to cater for adults and children alike. There are great opportunities to enjoy local walks along the River Tyne and in the nearby countryside. Slightly further afield, one can visit the Aberlady nature reserve, a choice of sandy beaches on the East Lothian's coastline and the John Muir Country Park. Schooling is well represented from nursery to senior level. Regular bus services operate within the town and to surrounding areas and there is easy access to the A1 road and the Edinburgh city bypass. Railway services can be obtained from nearby Drem, Dunbar or Longniddry.







**Ground Floor**



**First Floor**

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.