



SIMPSON & MARWICK

6 BEECHWOOD ROAD, HADDINGTON, EAST LoTHIAN, EH41 3AW

OFFERS OVER £165,000

EPC C

6 BEECHWOOD ROAD

Centrally located within the desirable market town of Haddington, 6 Beechwood Road is a two-bedroom mid-terraced home offering generous proportions, excellent storage and plenty of potential for modernisation.

The accommodation includes a bright living/dining room, breakfasting kitchen with direct access to the rear garden, two well-proportioned double bedrooms and a family bathroom.

While the property would benefit from updating, it offers an excellent blank canvas for a new owner to create a home tailored to their own style and needs.

There may also be scope to convert the attic space, subject to the necessary consents and approvals.

Outside, the generous enclosed rear garden provides excellent space for relaxing, entertaining or creating a garden to suit your lifestyle.

Unrestricted on-street parking is available to the front, with

potential to create a private driveway, subject to the necessary consents.

A particular advantage is the highly convenient Haddington location, with a wide range of everyday amenities within comfortable walking distance, with the bus stop for the express bus to Edinburgh just a few minutes' walk away. Local primary and secondary schools, nursery provision, doctors and dental practices, Tesco and Co-op supermarkets are all easily accessible, making this a practical choice for families and those seeking day-to-day convenience.

LOCATION

Haddington offers an excellent quality of life with a wide variety of shops, restaurants and bars, while the A1 provides easy access to Edinburgh and the south. The county's beautiful villages, beaches, golf courses and walks along the River Tyne are all within easy reach. The town also benefits from a golf course, sports centre and swimming pool.



Virtually staged
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Edinburgh is approximately 30 minutes by car, with train facilities at nearby Drem and Longniddry Stations and a frequent bus service. There is excellent local schooling at primary and secondary levels,

including Knox Academy, listed among the top 50 Scottish state secondary schools. Private schooling is available at The Compass School, Loretto in Musselburgh and schools in Edinburgh.

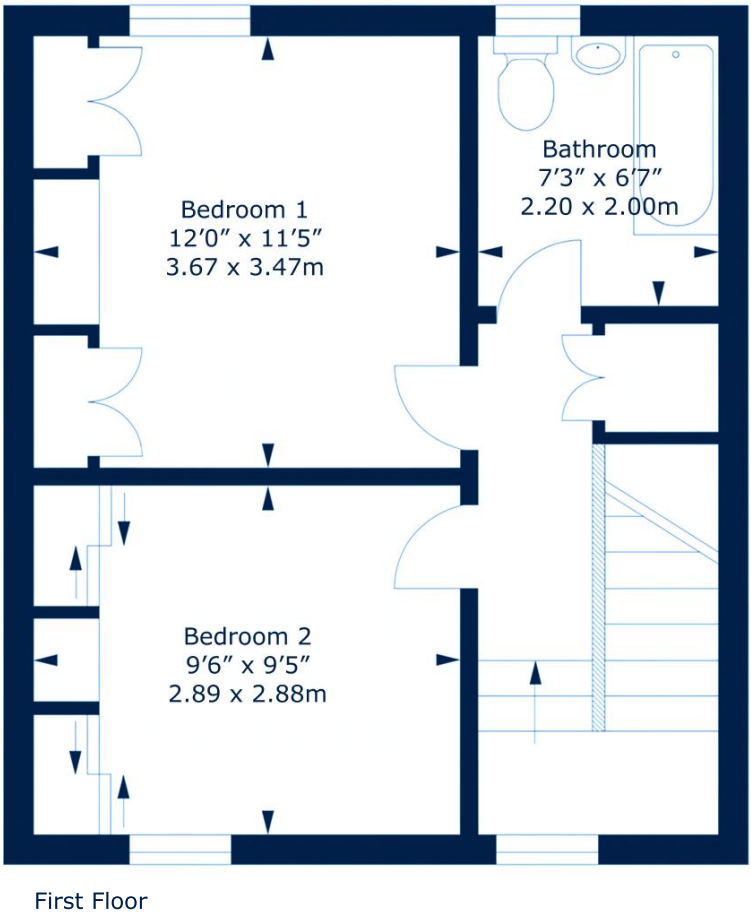
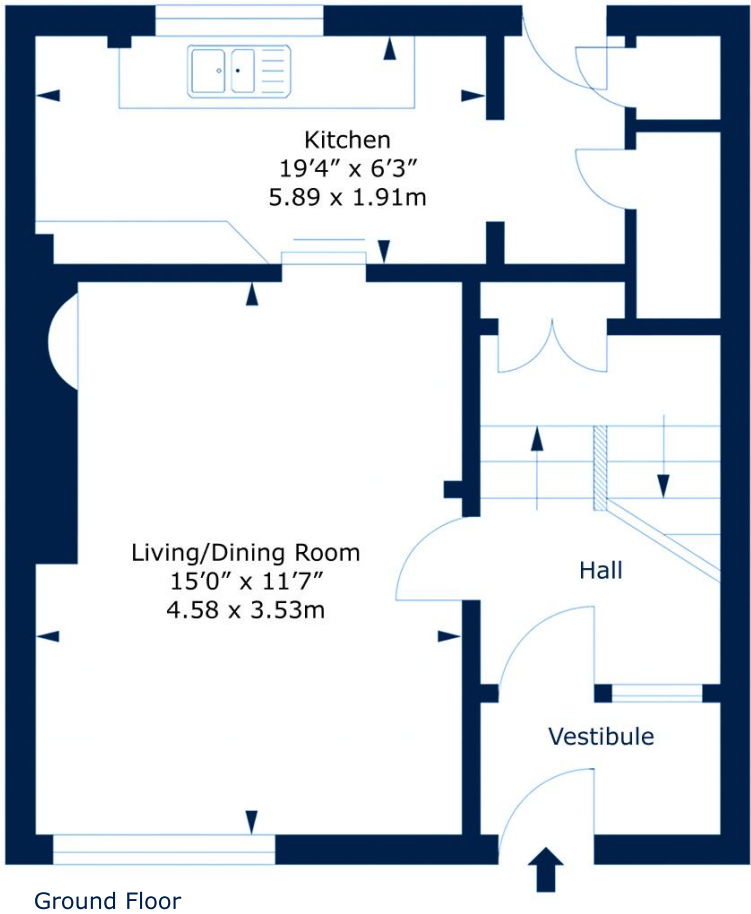
Fixtures and Fittings

The property will be sold as seen.*Some images have been digitally staged

Viewing Details

By appointment, contact Simpson & Marwick.





For Identification purposes only.
Not to scale.

Edinburgh
0131 581 5700

North Berwick
01620 892000

Aberdeen
01224 606210