

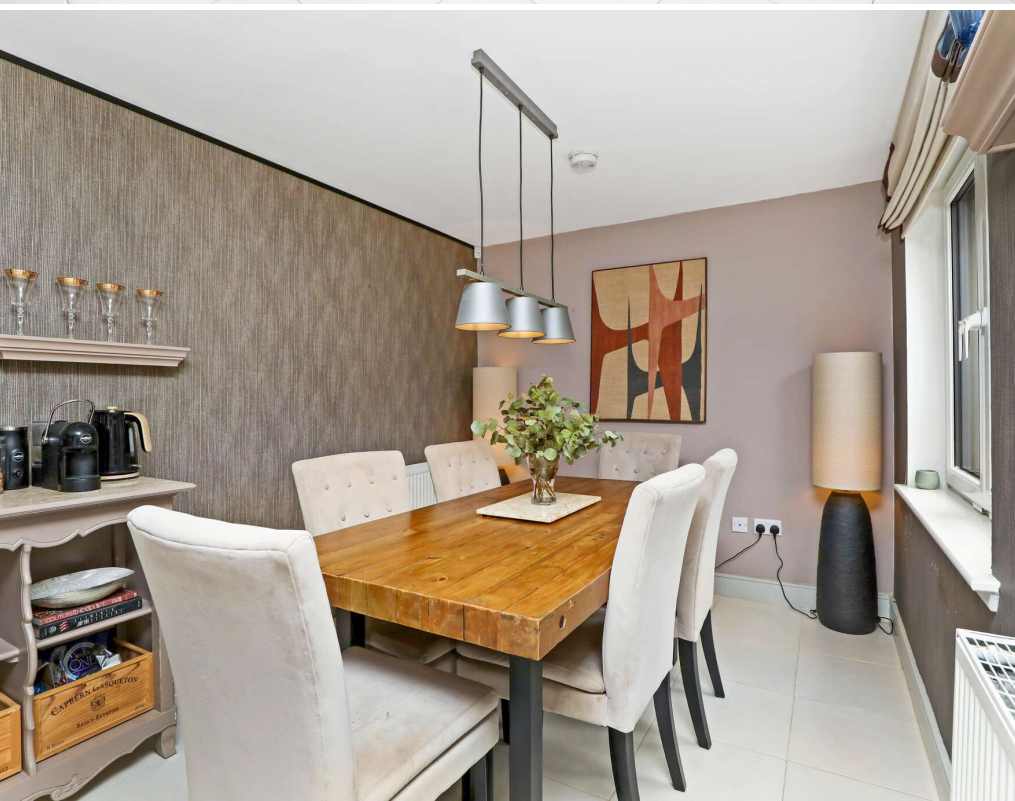




Welcome

Welcome to Dovecote Way, a superb opportunity to purchase this impressive four/five-bedroom detached family home, built circa 2020 and occupying an attractive position within a modern residential development in Haddington, East Lothian. Offering spacious, contemporary accommodation arranged over two levels, the property is ideally suited to modern family living. The accommodation is thoughtfully designed, with well-proportioned rooms throughout and excellent flexibility for family life. The property also benefits from a dedicated garden room, creating an ideal additional space for home working, hobbies, relaxation or entertaining. The property is presented in excellent order and offers a rare combination of generous family accommodation, modern construction and exceptional outdoor space. We would recommend an early viewing.

- Welcoming reception hallway
- Downstairs WC
- Utility room
- Front facing living room
- Impressive dining kitchen
- Garden room with wood burning stove
- Four bedrooms, two with en-suite
- Study/Bedroom five
- Family bathroom comprising WC, wash hand basin, bath and shower cubicle
- Upper landing, hatch to attic storage
- Gas central heating
- Double glazing
- Beautiful rear garden featuring seated areas, pergola and summerhouse
- Garage currently used as a gym with attic storage
- Multi car driveway to the front







Haddington

Haddington is a popular and well-established market town situated in the heart of East Lothian, offering an excellent balance of traditional charm, modern amenities and easy access to Edinburgh. The town provides a wide range of everyday facilities including independent shops, supermarkets, cafés, restaurants, bars and professional services, together with highly regarded schooling and recreational facilities. The attractive town centre is complemented by pleasant riverside walks along the River Tyne, while the surrounding East Lothian countryside provides an abundance of opportunities for walking, cycling and outdoor pursuits. There are also several golf courses, beaches and coastal attractions within easy reach. For commuters, Haddington is ideally positioned for access to Edinburgh and the surrounding areas, with regular bus services and convenient road links via the A1. Edinburgh city centre is readily accessible, while the nearby towns and villages of East Lothian offer further amenities and leisure opportunities. With its attractive setting, excellent range of amenities and convenient transport links, Haddington is an appealing choice for families, professionals and those looking to enjoy a more relaxed lifestyle.

Agent notes

The integrated kitchen appliances, blinds, fitted floor coverings, hot tub and summer house are included. The development is factored by Common Ground with an approximate annual fee of £216.00. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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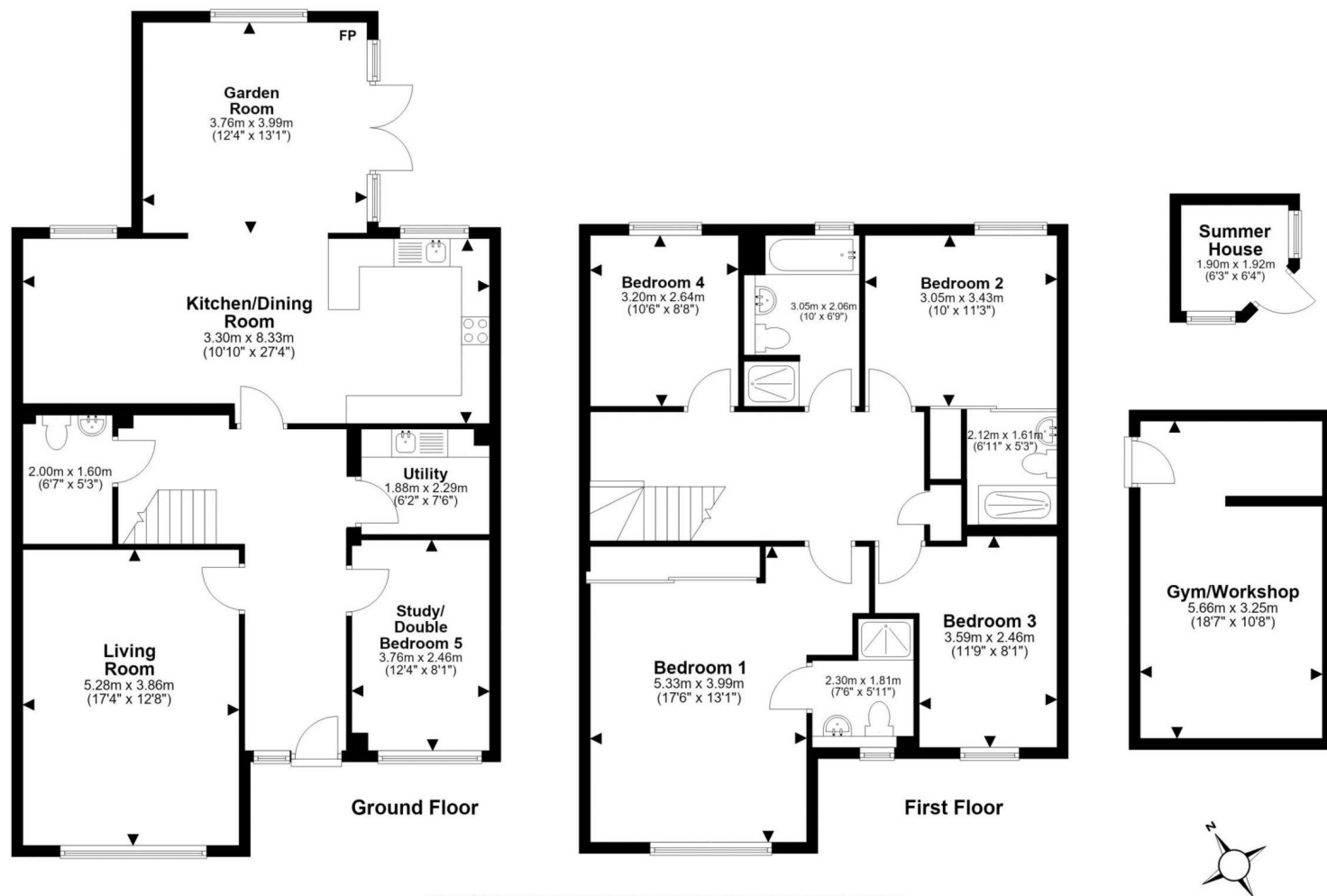
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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