



47 Hays Walk
HADDINGTON | EAST LoTHIAN | EH41 3EH


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Set on a quiet corner plot on a modern development in the popular East Lothian coastal town of Haddington is this immaculately presented three-bedroom end-terraced home with residents parking and South facing garden. The property, offered to the market in move in condition would make an ideal family home being close to a nursery and primary school, in a highly sought-after location.

The accommodation is set over two floors the ground floor comprises welcoming entrance hallway, bright and spacious living room with patio doors out to the rear garden, fully fitted dining/kitchen that currently has a double oven, gas hob, fan, dishwasher and washing machine. There is also a handy downstairs WC.

Upstairs there are three well-proportioned bedrooms, the master bedroom boasting an en-suite shower room and completing the accommodation is the family bathroom with shower over the bath.

Externally the fully enclosed South facing garden has a lawn and shed. The property also benefits from gas central heating, double glazing and an attic.

- Quiet corner plot location in the sought-after Haddington in East Lothian
- Three well-proportioned bedrooms
- Two bathrooms
- Welcoming hallway and downstairs WC
- Bright and spacious living room with patio doors
- Contemporary dining/kitchen
- Residents parking
- South facing garden

Council Tax: E , Energy Rating: B
Factor payable to Ross and Liddell Factors, approx. £40 every quarter

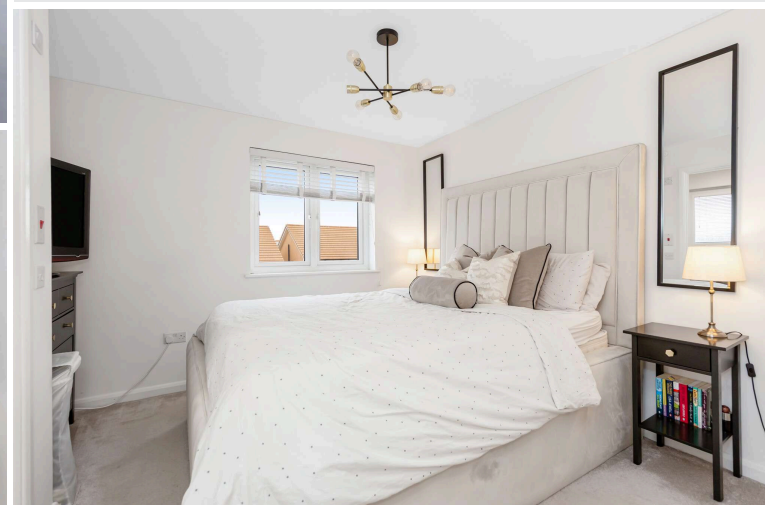
PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.

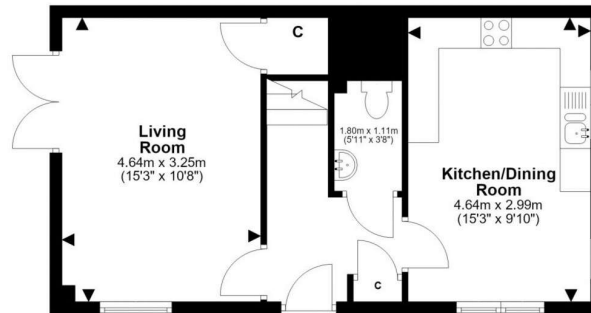


Fixtures and fittings, all blinds, main bedroom bed, wardrobes, and integrated kitchen appliances will be included in the sale.

The dining table and hallway lights will not be included in the sale.

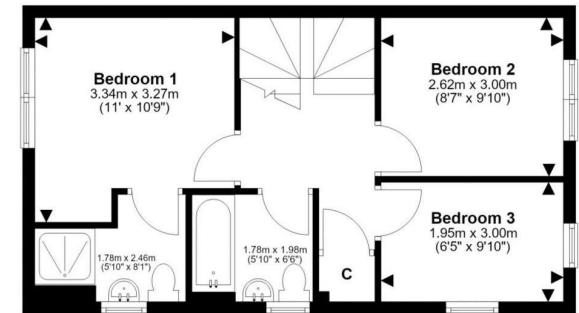
The popular East Lothian market town of Haddington lies approximately 17 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural 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

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.



First Floor