

HADDINGTON

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EPC RATING: D

OFFERS OVER £170,000



AMAZING POTENTIAL - TWO BED SEMI-DETACHED HOUSE WITH WRAPAROUND GARDENS, NOW REQUIRING SOME UPDATING

Located in the very popular East Lothian town of Haddington is this exceptional opportunity to purchase a good sized two bedroom house on a large plot with potential to upgrade and/or extend, subject to the usual consents. There are a wide array of amenities within walking distance and easy access to the A1 taking you to Edinburgh in 30 minutes, making it ideal for commuters. This area is perfect for those that like outdoor pursuits, with numerous golf courses & cycle routes, and an excellent range of leisure facilities. This would make a wonderful home for first time buyers, professionals or a young family.

VIEWING

By appt Please Call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with storage cupboard & staircase leading to the upper floor with further storage
- Large, sunny living/dining room with twin windows, Edinburgh press & feature fireplace with gas fire
- Kitchen overlooking the garden with range of fitted units & appliances and two original larder cupboards
- Downstairs modern shower room with shower cubicle, sink & wc
- Two spacious upstairs double bedrooms
- Gas central heating from combi boiler located within the hallway

- cupboard (updated in 2021)
- Timber framed double glazed windows
- Driveway to front with area of garden ground, running around the side of the property to
- Expansive rear garden with areas of paved patio, shingle, raised bed and lawn, surrounded by wooden fencing

AREA

The lovely historic market town of Haddington, situated in the county of East Lothian, offers an excellent quality of life with its wide variety of retail outlets, coffee shops, bars & restaurants. There is also a state-of-the-art library and museum, the John Gray Centre, which is on the High Street, offering interesting exhibitions throughout the year. It is ideally located close to the A1 for easy access to Edinburgh (30 minutes) making it perfect for commuters and there are train facilities at nearby Drem & Longniddry Stations, as well as a frequent bus service. The county's beautiful villages, gorgeous beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne close by. Haddington also benefits from its own golf course and the great Aubigny Sports Centre with two swimming pools, a gym and a range of

fitness classes. The area has a good range of well-renowned local schools at both primary & secondary levels, with Knox Academy being listed in the top 50 Scottish State Secondary schools. Private schooling is also available at the Compass School, as well as at Loretto in Musselburgh.

EXTRAS

The freestanding cooker and washing machine are included in the sale.

HOME REPORT VALUATION

£180,000

Sitting/dining room	14'8 x 12'4 (4.47 x 3.76m)
Kitchen	9'1 x 7'3 (2.77 x 2.21m)
Bedroom 1	12'4 x 10'9 (3.76 x 3.28m)
Bedroom 2	11'6 x 9'4 (3.51 x 2.84m)

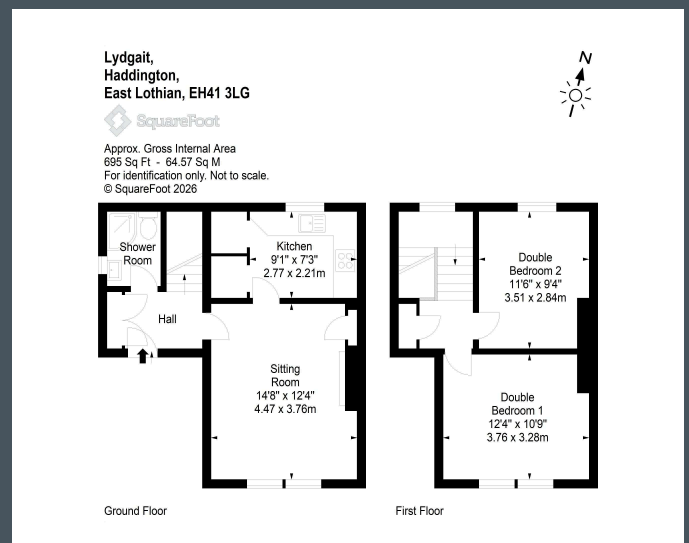
Contact:

205 Morningside Road Edinburgh EH10 4QP

T • 0131 446 6850 E • info@jardinephillips.com

F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.



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