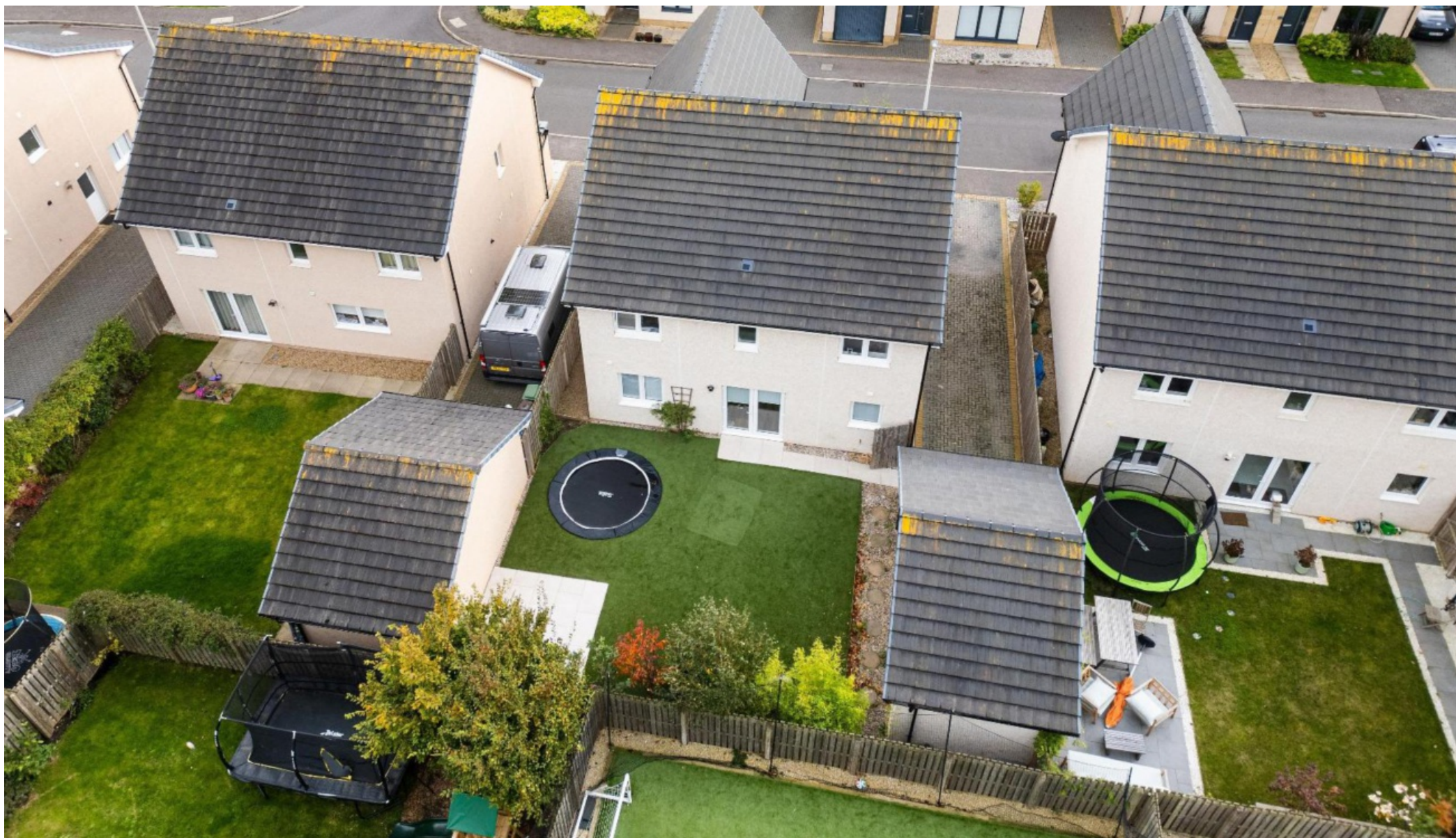


OFFERS OVER £490,000

14 Dovecote Way
Haddington, EH41 4HY

drummondmiller
Solicitors & Estate Agents





Spacious Detached Family Home with Four Bedrooms, Garden Room, En-Suite and Garage

 5  3  1



Description

Drummond Miller is delighted to present this beautifully presented detached family villa, situated within an exclusive modern development in the sought-after town of Haddington.

Offering generous and versatile accommodation arranged over two floors, the property is finished in a contemporary, neutral colour scheme throughout, creating a stylish yet welcoming home ready to move into.

The ground floor opens into an inviting entrance hallway, leading to a lovely sitting room featuring modern wood panelling, adding character and a sophisticated finish. The impressive kitchen diner forms the heart of the home, boasting sleek black cabinetry, elegant marble worktops, herringbone tiling and a wine cooler, with integrated appliances completing this stylish space. French doors provide a lovely connection to the garden, allowing natural light to flood the room. A separate TV room offers a versatile additional reception space, equally suited to use as a home office, playroom or fifth bedroom. A convenient ground-floor WC, utility room and access to the garage complete this level.

Upstairs, the spacious principal bedroom benefits from built-in wardrobes and a private en-suite shower room. Three further well-proportioned bedrooms provide flexibility for family members or guests, while the contemporary family bathroom features a separate shower enclosure.







Central Heating and double glazing

The property benefits from gas central heating and double-glazed windows throughout. Solar panels are installed on the roof.

Garden and parking

The property features a well-maintained private front garden and a fully enclosed, south-facing rear garden, offering an excellent space for outdoor relaxation and entertaining.

A double monoblock driveway provides off-street parking and leads to a single garage, offering additional parking or useful storage space.

Location

Situated within an exclusive modern development in the popular East Lothian town of Haddington, the property enjoys a convenient location with a range of local amenities nearby. The town offers a variety of shops, supermarkets, cafés, restaurants and everyday services, including a Tesco Superstore and Aldi, both a short drive away.

Haddington also provides schooling, leisure facilities and access to the surrounding East Lothian countryside, with opportunities to enjoy local walks and outdoor activities. For commuters, the nearby A1 provides straightforward road connections to Edinburgh and destinations further south.

The combination of a well-served town setting, accessible transport links and a family-friendly residential environment makes this an appealing location for a range of buyers.

Council Tax and EPC

Council Tax band G and has a B-rated Energy Performance Certificate.

Home Report

The property has been valued at £500,000 and a link to the Home Report is available from the ESPC website.

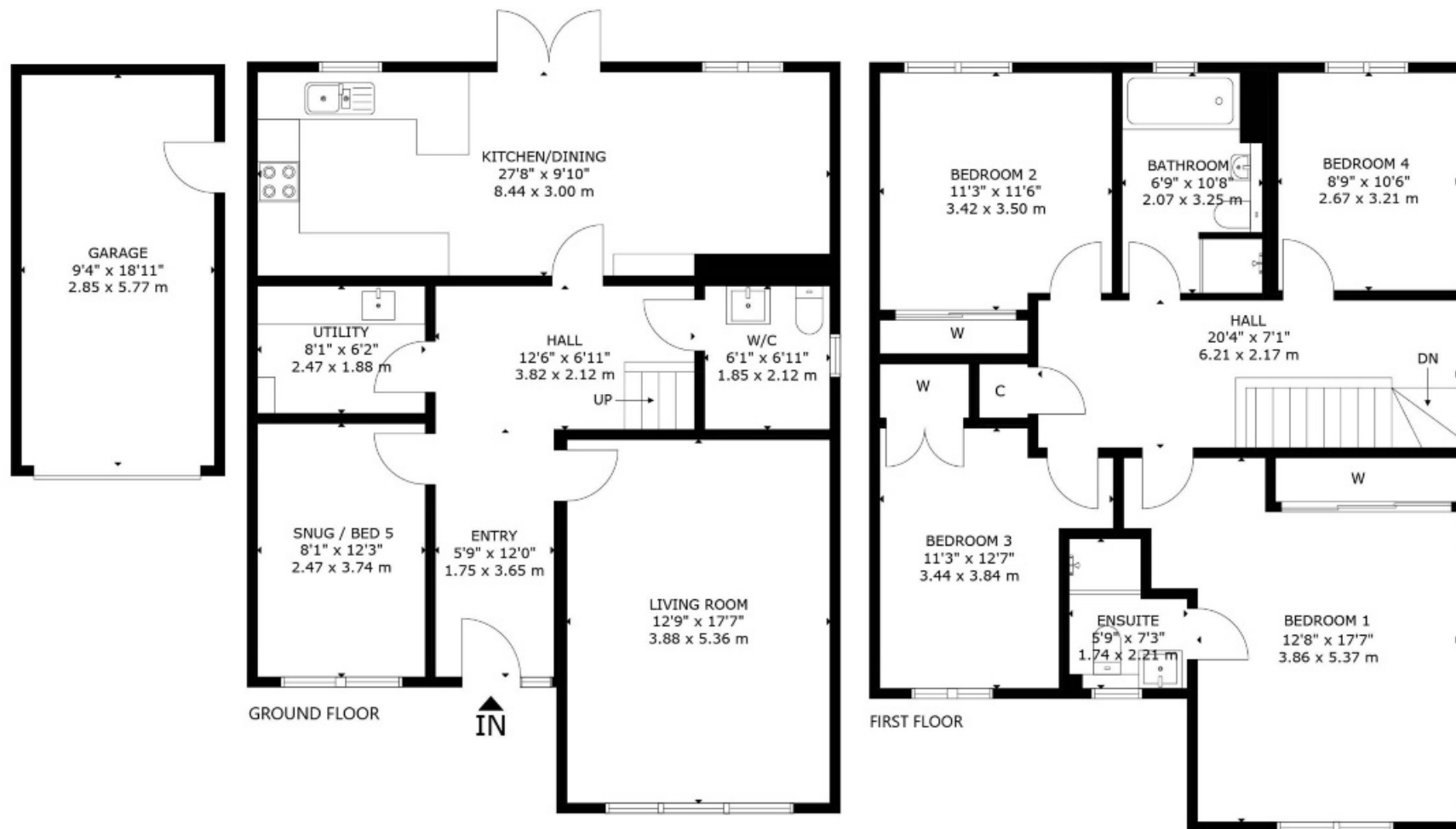
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





14 DOVECOTE WAY, HADDINGTON
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,805 SQ FT / 168 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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