

18 Lydgait Gardens

HADDINGTON, EH41 3DB



Spacious Three Bedroom Semi Detached Family home in East Lothian's Popular Town of Haddington



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this three-bedroom semi-detached family home, in East Lothian's popular town of Haddington.

THE LIVING ROOM



Inside, the property benefits from modernisation by the present owners and briefly comprises a spacious living area which has a separate dining area. The living/dining area benefits from front to back windows and modern fittings whilst offering ample space for various freestanding furniture arrangements.

THE DINING ROOM



THE KITCHEN



The fully equipped kitchen fitted has a gas hob, fan oven, microwave dishwasher and freestanding washing machine and fridge freezer. The kitchen also provides access to the private rear garden.





The house has one main family bathroom on the first floor which is modern with a three-piece suite and there is a WC on the ground floor. There are three bedrooms on the first floor, ranging in size which all have built-in storage.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

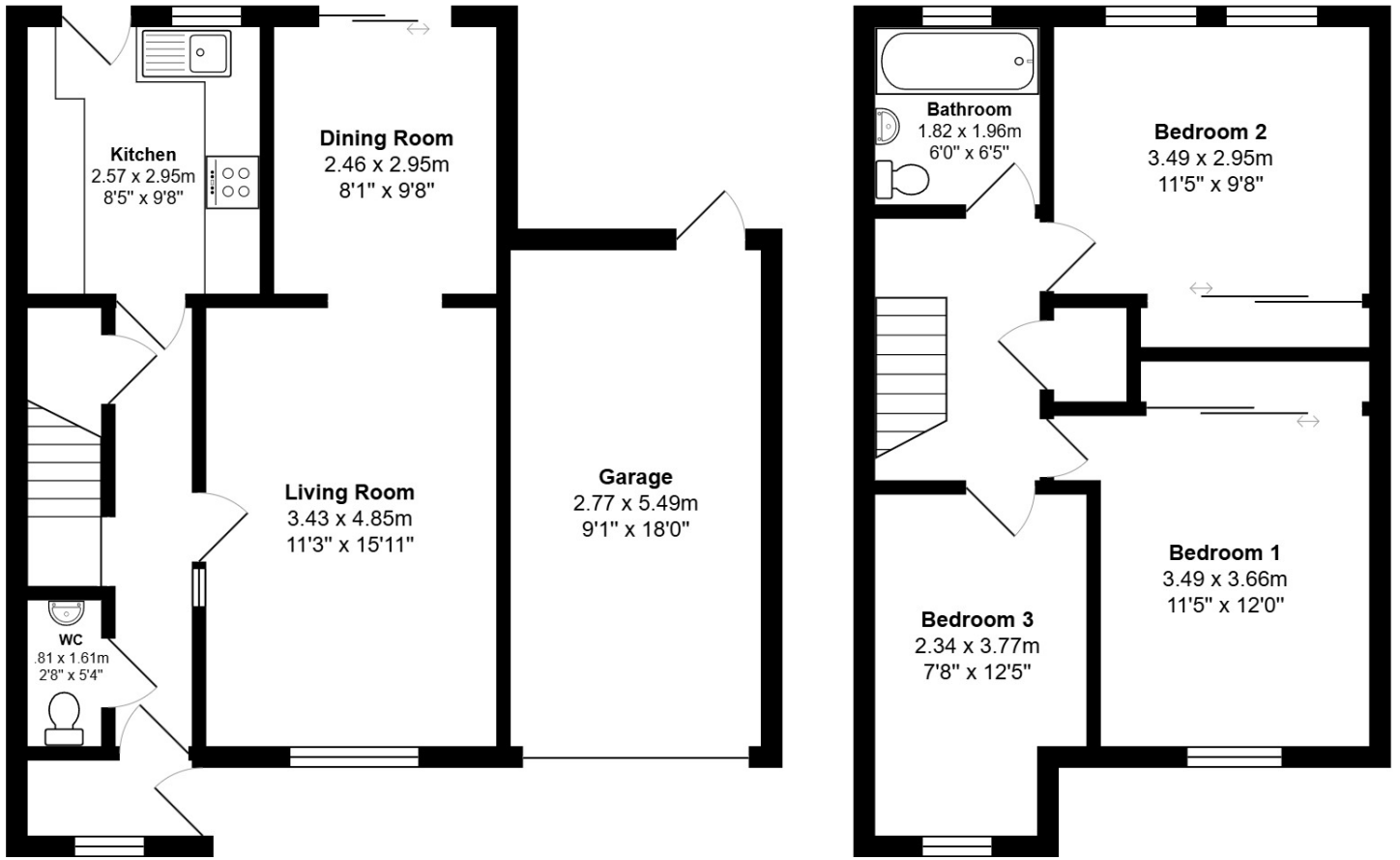


In addition, the property includes a driveway, garage, and free visitor parking and boasts modern uPVC double-glazed windows and gas central heating making for a warm and cost-effective home, year-round.

EXTERNALS

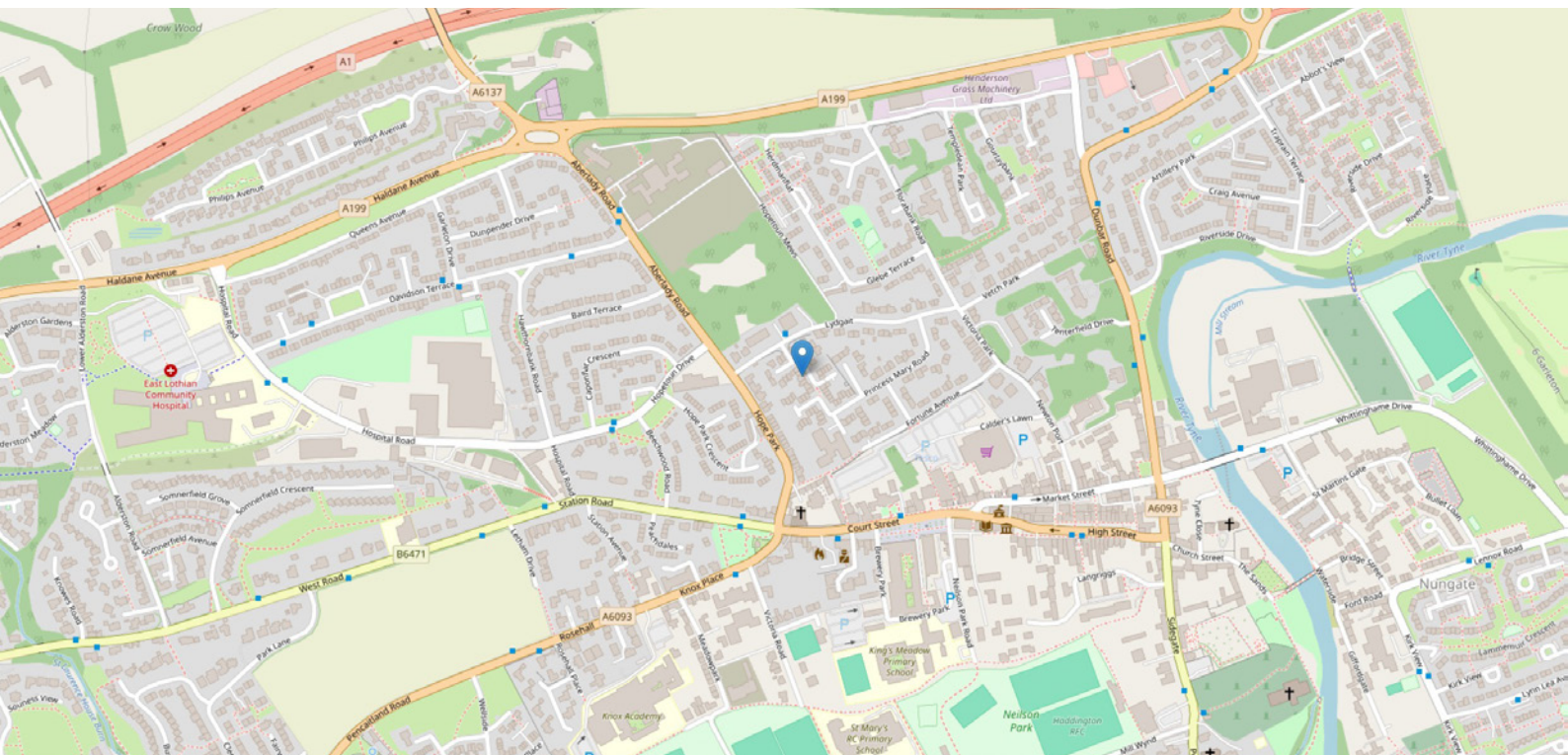


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 91m² | EPC Rating: C



THE LOCATION

The historic market town of Haddington lies on the River Tyne approximately 18 miles east of Edinburgh and is situated in the heart of East Lothian's attractive countryside. The town itself offers an excellent range of local shops, a sports centre with a swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington offers a wide range of social and cultural activities generated by the lively local community including concerts in the magnificent 14th century St Mary's Parish Church.





Edinburgh City Centre, the Fort Kinnaird Leisure and Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport and motorway links to the north, south and west are all easily accessible via the A1. The A1 expressway to Dunbar also provides easy access to the south.

There are good public transport services to and from Edinburgh City Centre and surrounding towns and villages including the coastline.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.