

20 Bothwell Avenue

HADDINGTON, EAST LOTHIAN, EH41 4FD



*Superb six-bedroom detached house situated
in a sought-after residential development
completed by David Wilson Homes*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this superb six-bedroom detached house to the market. Situated in a sought-after residential development completed by David Wilson Homes, the property offers spacious accommodation over three floors and is offered to the market in excellent internal order. With very generous bedrooms, the property has been thoughtfully designed to house a larger family in comfort and style. Benefits include gas central heating, double glazing, an integral garage, a two-car driveway, and a generous enclosed rear garden.

THE LIVING ROOM



The internal accommodation is focused on a spacious living room that is bright, neutrally decorated and finished with high-quality carpet. The living room offers excellent proportions with plenty of floor space for a variety of different furniture arrangements. This will give the new owner the flexibility to create their ideal entertaining space.

THE KITCHEN/DINER



A generous dining kitchen overlooks the rear garden. The kitchen boasts a full range of contemporary base and wall-mounted units which provide superb prep and storage space for the aspiring chef. The 6-ring gas hob, extractor hood, double oven, dishwasher and fridge freezer are all integrated. Laundry facilities and additional storage are found in an adjacent utility room which also gives access to the WC. French doors from the kitchen open directly to the rear garden.



THE UTILITY & WC





Climbing the stairs, the first-floor landing gives access to the master suite, three further double bedrooms, and the family bathroom. The master bedroom is a real joy with plenty of space for a full suite of free-standing furniture alongside an integrated wardrobe. The master bedroom also has access to a lovely en-suite shower room. Bedrooms two, three, and four are well-proportioned doubles with bedroom two also benefiting from an en-suite shower room. The family bathroom is partially tiled and enjoys a three-piece white suite.

THE BATHROOM



THE MASTER BEDROOM



The master bedroom also has access to a lovely en-suite shower room



BEDROOM 2



BEDROOMS 3 & 4





The second floor offers two further bedrooms and a further shower room. Bedroom five is a particularly spacious bedroom that is currently utilised as an additional sitting room. Bedroom six is a good-sized single.

THE SHOWER ROOM



BEDROOM 5





BEDROOM 6



Externally, the property enjoys a double driveway and an integral garage. There is a small front garden laid to lawn in keeping with neighbouring properties. The extensive rear garden boasts a small patio, a mature lawn, and an expansive deck.

This is a must-see property and viewing is highly recommended.

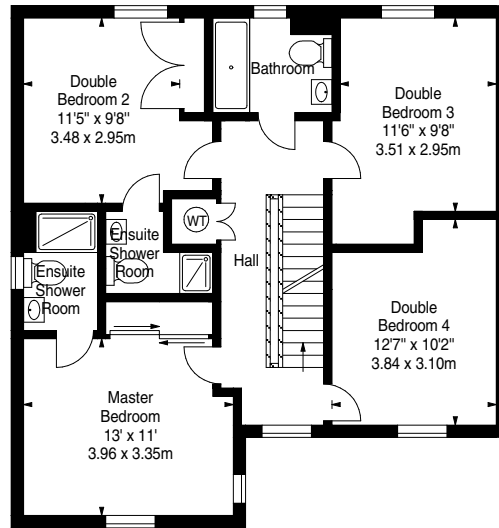
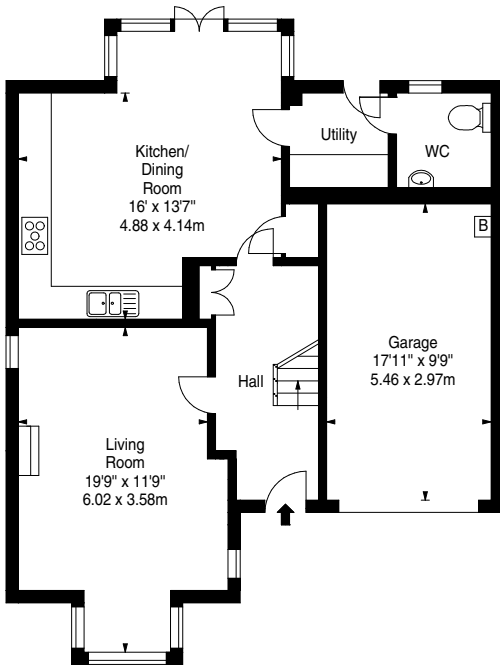
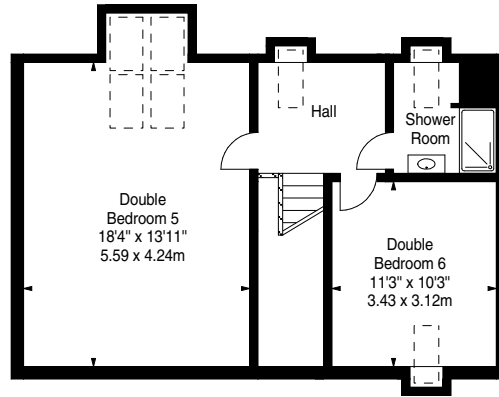
EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

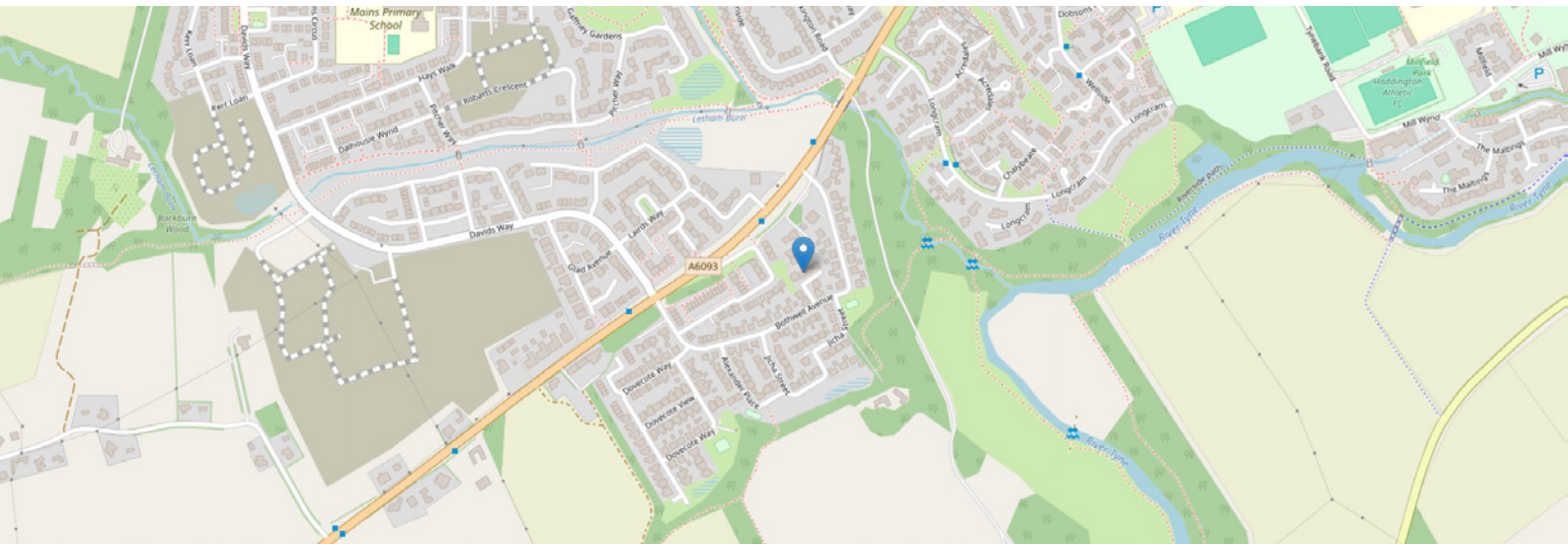
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Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 184m²
EPC Rating: C



THE LOCATION

The historic market town of Haddington lies on the River Tyne approximately eighteen 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 broad 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 readily available via the A1. The A1 expressway to Dunbar also provides easy access to the south. Access to Edinburgh is via the A1 taking approximately thirty minutes to drive and there are train facilities at nearby Drem and Longniddry Stations and a frequent bus service. There are excellent public transport services to and from Edinburgh city centre and surrounding towns and villages including the coastline.

There is good local schooling at primary and secondary levels, and private education is available at the Compass School as well as at Loretto in Musselburgh, in East Lothian, and some other prestigious private schools in Edinburgh itself, including Fettes College. Within a five-minute walk, the property has access to all of the town's amenities including the excellent primary and secondary schools, shops, tennis courts, and sports centre which has a swimming pool.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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MICHAEL MCMULLAN
Area Sales Manager



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ALLY CLARK
Designer

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