

12 Lynn Lea Avenue

HADDINGTON, EAST LoTHIAN, EH41 4AF



*TWO BEDROOM
END TERRACE HOUSE*



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Welcome to this charming two-bedroom end terrace house located on Lynn Lea Avenue in the desirable area of Haddington. Upon entering, you are greeted by a spacious and inviting atmosphere. To your immediate right, you'll find the large dual-aspect living room/ dining room, flooded with natural light, creating a warm and welcoming ambiance perfect for relaxing or entertaining guests.







Continuing through, you'll discover the modern kitchen, thoughtfully designed and equipped with a gas hob, ample worktop space, and convenient access to the rear garden.







Upstairs, the property boasts two generously sized double bedrooms, offering comfortable accommodation for residents or guests. Adjacent is the three-piece bathroom suite, providing convenience and functionality.

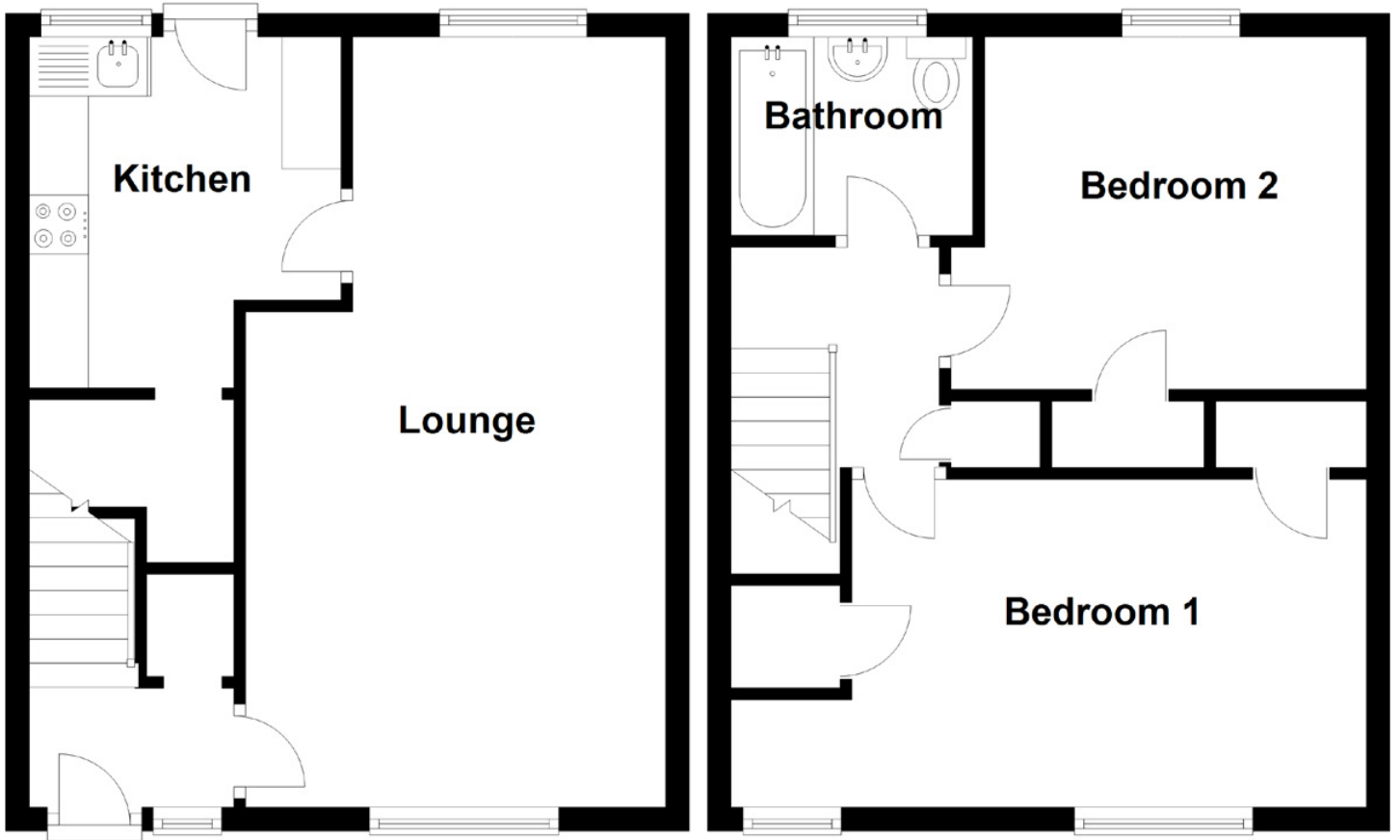




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	6.52m (21'5") x 3.55m (11'8")
Kitchen	2.97m (9'9") x 2.64m (8'8")
Bedroom 1	5.38m (17'8") x 2.78m (9'1")
Bedroom 2	3.52m (11'7") x 2.99m (9'10")
Bathroom	2.05m (6'9") x 1.68m (5'6")

Gross internal floor area (m²): 71m²

EPC Rating: D



Outside, the property truly shines with its large south-facing rear garden, featuring decking and artificial grass, ideal for enjoying outdoor gatherings or simply soaking up the sunshine in privacy. Additionally, the front garden is well-maintained, adding to the overall curb appeal of the property.

This delightful home on Lynn Lea Avenue presents an exceptional opportunity to enjoy modern living in a sought-after location, offering comfort, convenience, and plenty of space for both indoor and outdoor enjoyment.

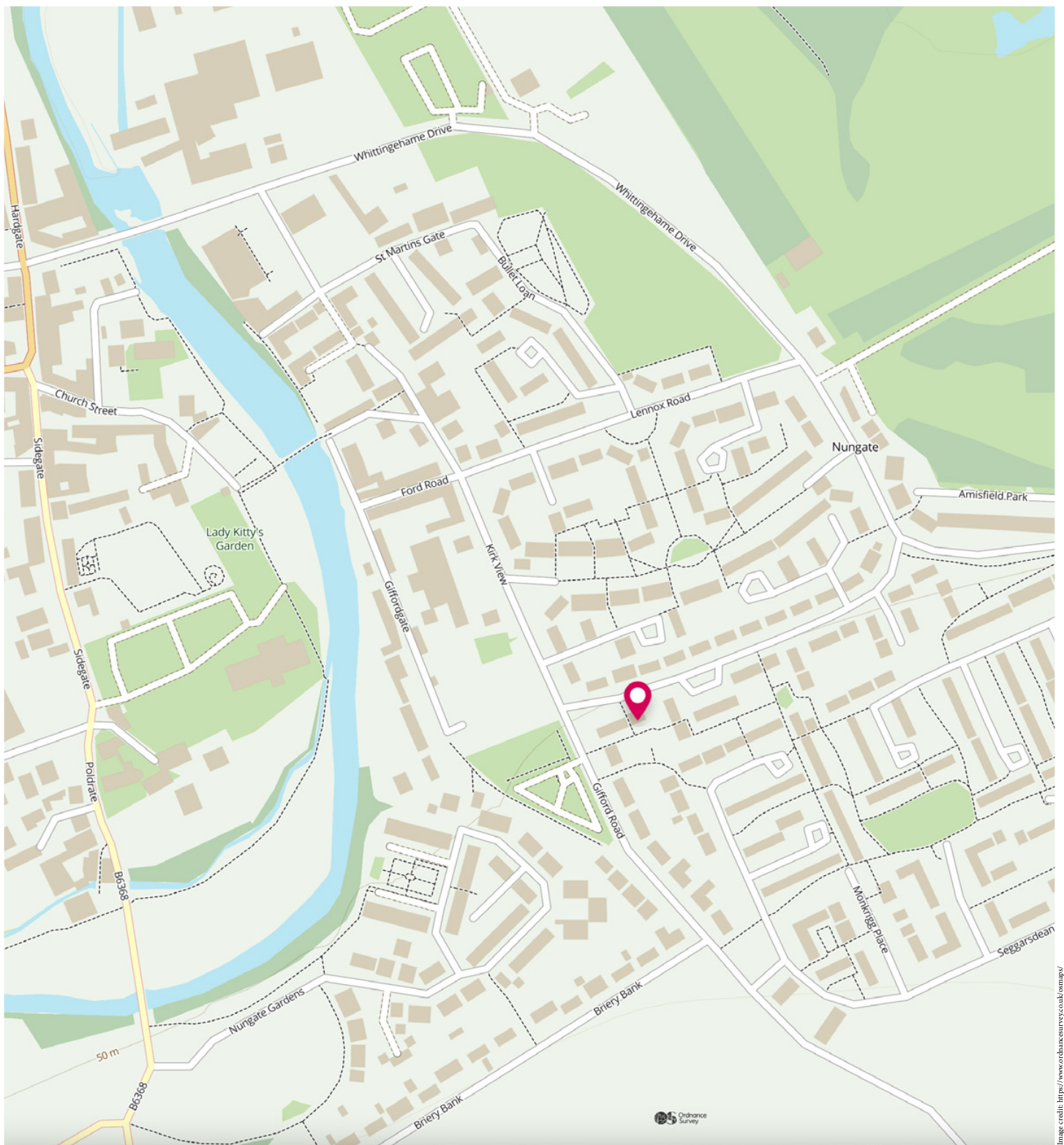


The historic market town of Haddington lies on the River Tyne approximately 18 miles east of Edinburgh and situated in the heart of East Lothian's attractive countryside.

The town itself offers an excellent range of local shops, sports centre with 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.



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