

13 Dobson's Walk

HADDINGTON, EH41 4RU



*Superb two bedroom end terraced house
presented in walk-in condition*



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McEwan Fraser Legal is delighted to present this two bedroom end terraced house to the market. The property has been upgraded to an exacting standard and is presented to the market in walk-in condition. The quality on offer makes this an ideal starter home and early viewing is highly recommended.

THE KITCHEN



Entering the property, the stylish kitchen is on your left and gives the first clue to the level of finish throughout the property. The kitchen has been extensively upgraded and comprises a good range of satin base and wall mounted units topped with granite work surfaces. The ceramic hob and combination oven/microwave are integrated. Space is provided for a freestanding washing machine and fridge freezer.

THE LOUNGE



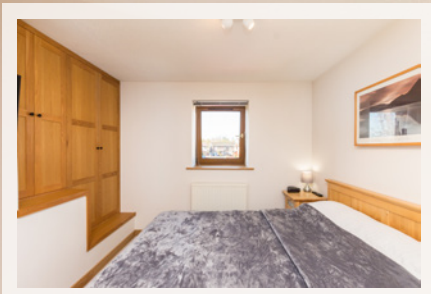
The ground floor accommodation is focused towards a generous reception room which overlooks the rear garden. There is plenty of space for a variety of different furniture configurations and ample natural light from large patio doors.





Climbing the stairs, there are two bedrooms and a bathroom. The master bedroom is front-facing and has plenty of space for a full range of freestanding furniture to compliment the beautiful hand-built integrated wardrobes. The second bedroom is a well proportioned single and the bathroom includes a three-piece white suite with shower over bath.

THE MASTER BEDROOM





BEDROOM 2 & BATHROOM

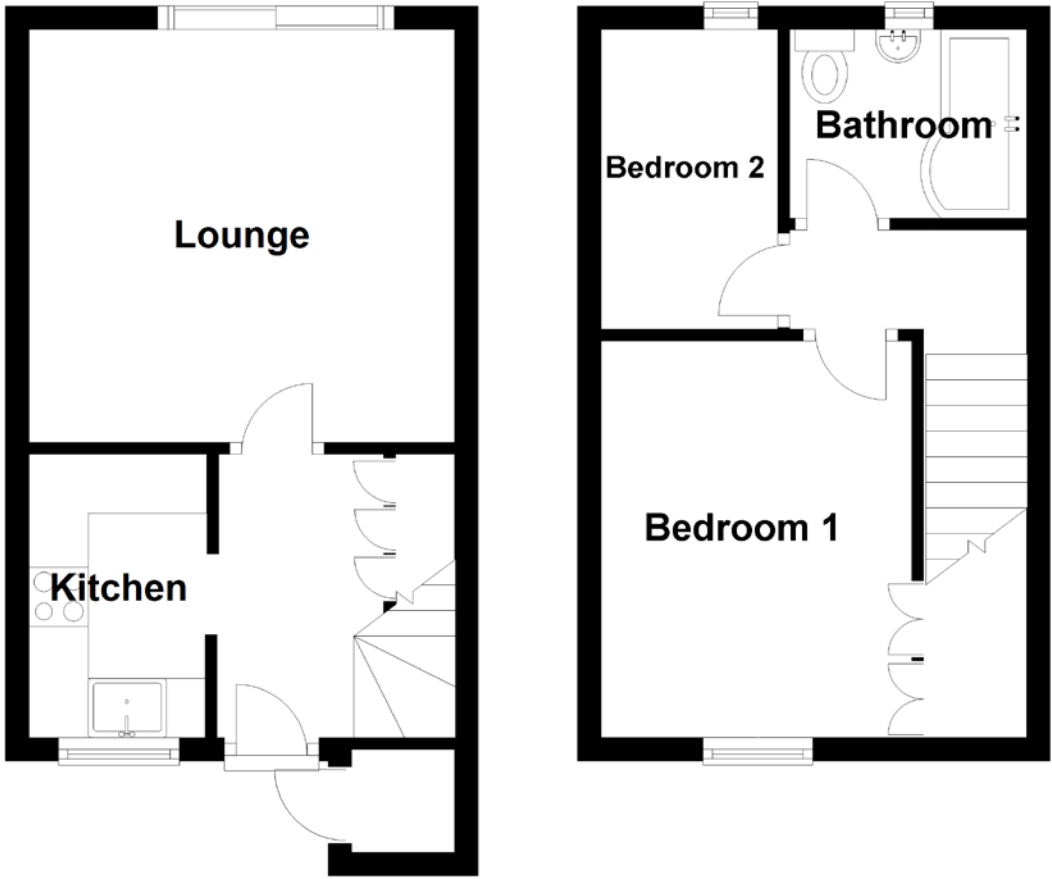


Externally, the property boasts a monobloc single driveway and allocated private parking space at the side of the garden, as well as a well proportioned rear garden that overlooks playing fields to the rear. Due to the property being end terraced, the mature and well-landscaped garden is substantially wider than is usual for the area.

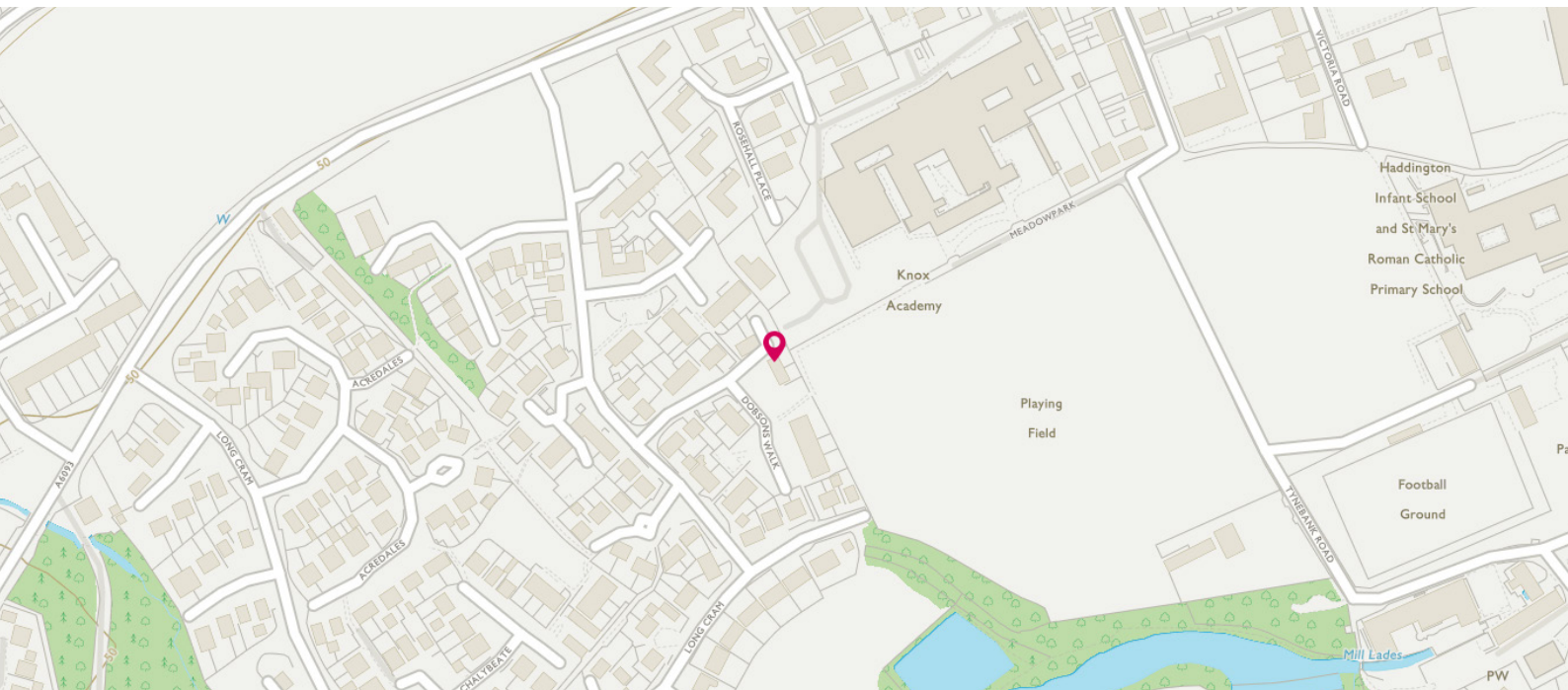
THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom 2	2.54m (8'4") x 1.55m (5'1")
		Bathroom	1.90m (6'3") x 1.60m (5'3")
Kitchen	2.40m (7'10") x 1.66m (5'5")	Gross internal floor area (m ²): 44m ² EPC Rating: C	
Lounge	3.60m (11'10") x 3.50m (11'6")		
Bedroom 1	3.40m (11'2") x 2.60m (8'6")		



THE LOCATION

Haddington has a wide range of local services to offer, including shops, banks, a post office, supermarkets, leisure facilities, restaurants, cafes, bars and a primary and secondary school. In addition, Fort Kinnaird Retail Park is typically a 15 minute drive along the A1 (11 miles) and offers a wide variety of shops (including a large Marks and Spencer), restaurants and an Odeon Cinema Complex. Private schooling in the area include The Compass in Haddington and Belhaven Prep School in Dunbar (13 miles) which both have excellent reputations, as well as Loretto School at Musselburgh (11 miles).





Edinburgh offers a wider range of services and is easily accessed from Haddington with the A1 motorway providing swift access by car or bus (a half hourly express service stops at the top of the drive that is 30 minutes to the city centre) or short train journey(18 minutes) from Longniddry Train Station (5 miles). The city has a wealth of exceptional schooling, independent and international shops, restaurants, cafes and entertainment venues including a wide range of Art Galleries, Museums, Theatres and cinemas.

Edinburgh Airport (26 miles) provides regular flights to a range of UK, European and International destinations. The direct train to London Kings Cross is available from Dunbar.



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