

16 Dalhousie Wynd

HADDINGTON, EH41 3FT



Spacious Two Bedroom Mid Terraced Home In the Popular East Lothian Town of Haddington



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McEwan Fraser Legal is delighted to present this spacious two-bedroom mid-terraced home in East Lothian's popular town of Haddington.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which provides direct access to the rear garden. The living room offers various possibilities for various furniture arrangements.
- Fully equipped kitchen, which is modern and is fitted with integrated appliances, from double oven, hob to fridge freezer, washing machine and dishwasher.

THE KITCHEN





- The property is equipped with one main family bathroom which is fitted with a three-piece suite and also a two-piece WC on the ground floor.
- The house is well served by two double bedrooms, both of which have generous storage as well as ample space for freestanding furniture arrangements.

THE BATHROOM



BEDROOM 1



BEDROOM 2

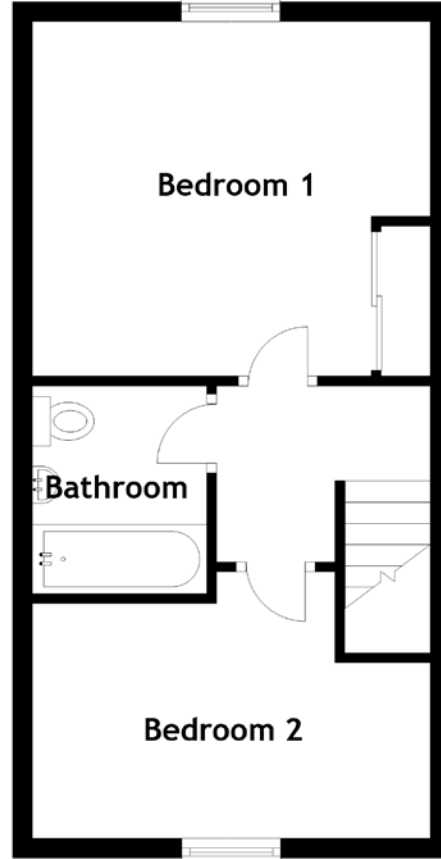
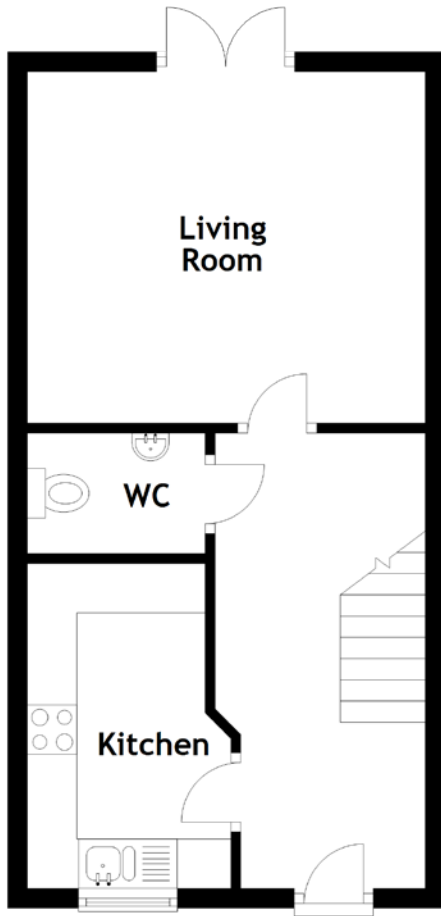


In addition, the property includes excellent resident parking, Gas central heating and an NHBC warranty making for a warm and cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

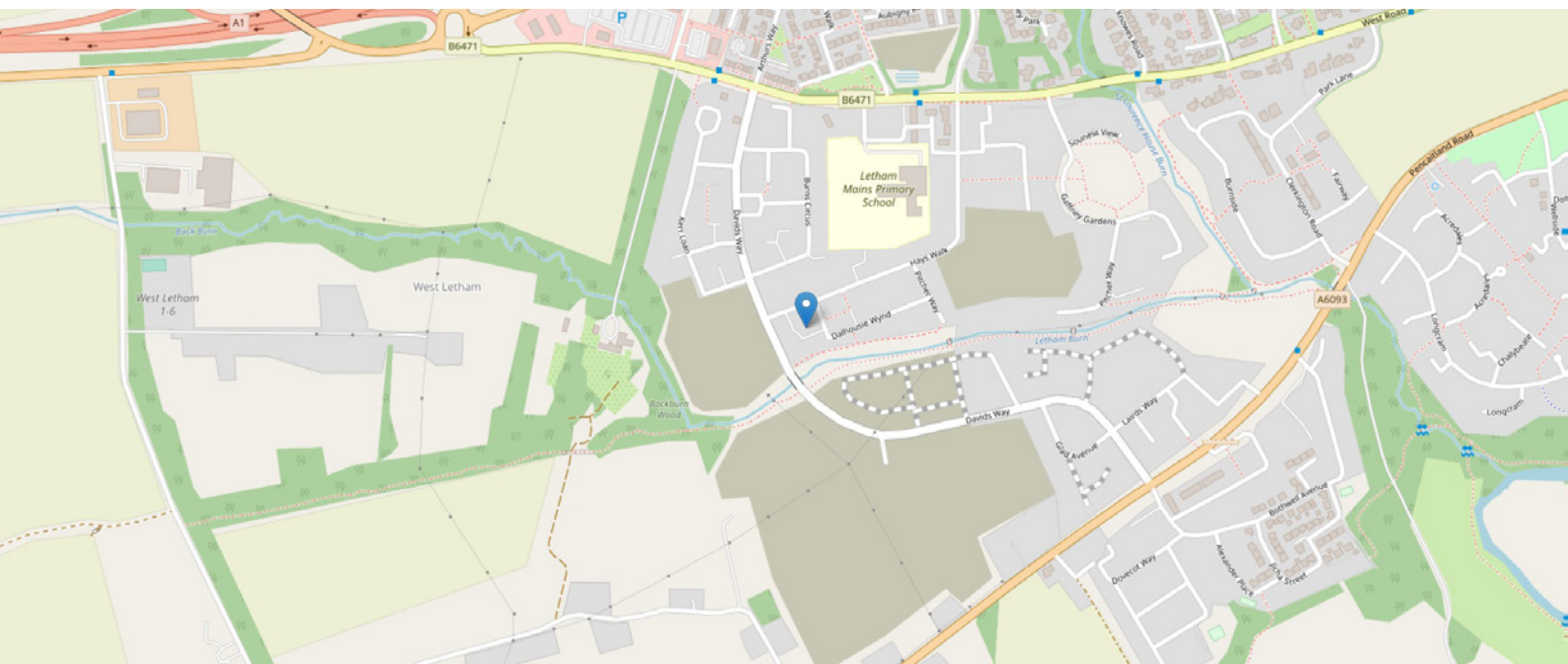


Approximate Dimensions (Taken from the widest point)

Living Room 4.03m (13'3") x 3.56m (11'8")
 Kitchen 3.29m (10'10") x 1.80m (5'11")
 WC 1.80m (5'11") x 1.22m (4')

Bathroom 2.10m (6'11") x 1.77m (5'10")
 Bedroom 1 4.03m (13'3") x 3.59m (11'9")
 Bedroom 2 4.03m (13'3") x 2.70m (8'10")

Gross internal floor area (m²): 66m² | EPC Rating: C



THE LOCATION

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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