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98 Abbots View
HADDINGTON, EAST LOTHIAN, EH41 3QL



Haddington

EAST LoTHIAN, EH41 3QL

situated in the *heart* of East Lothian's
attractive countryside

The historic market town of Haddington lies on the River Tyne approximately eighteen 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, a 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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An excellent opportunity has arisen to acquire this well presented three bedrooms terraced house, well located within the East Lothian town of Haddington while making for an ideal family home. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, whilst would benefit from modernisation briefly consisting of;

Ground Floor: entrance hallway with a cloak area and meter cupboard, a bright and spacious lounge, partially tiled kitchen/ diner which has freestanding appliances four-ring hob/oven, washing machine under-stair storage cupboard and access to the rear garden.

Middle Floor: The three-piece, fully tiled family showroom which has large shower cubicle with over-head shower chrome heated towel rail.

First Floor: Three bedrooms, two of which benefit from

built-in wardrobes, one has a storage cupboard which houses the boiler and the third is a good-sized bedroom and provides optional use as a home office or dressing room.

Attic: Not floored, however, accessed via the landing, providing more than adequate additional storage space.

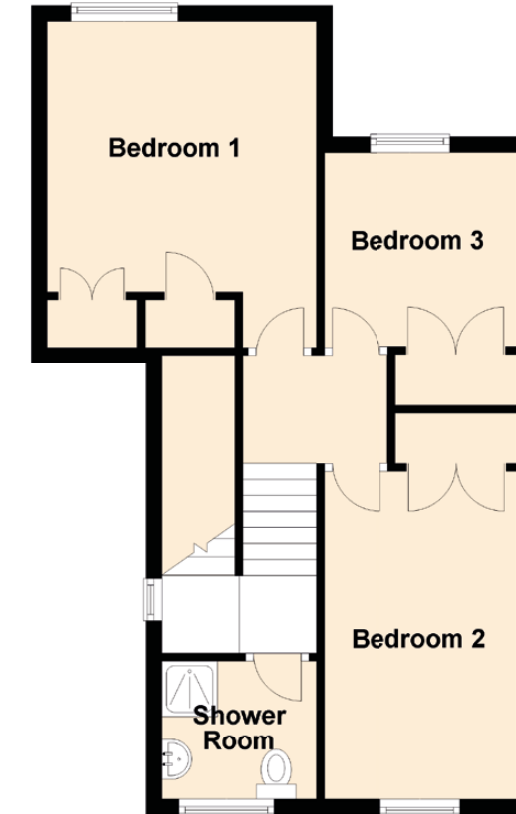
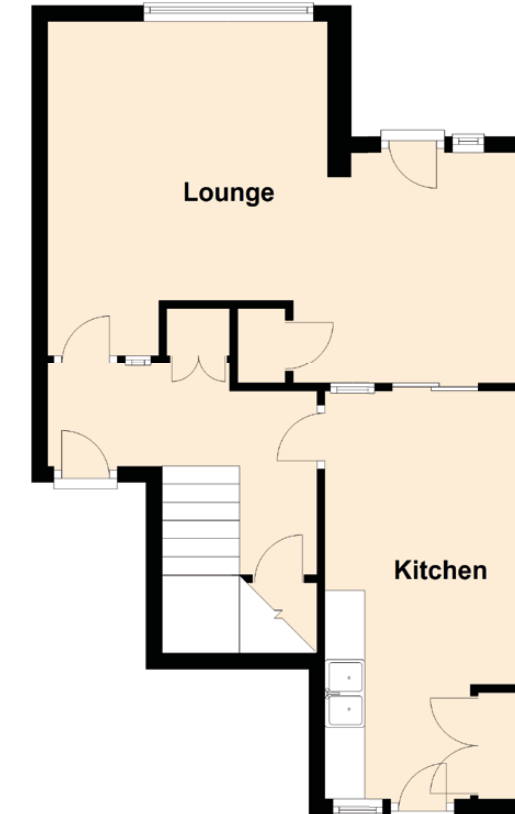
This property also benefits from gas central heating, full double glazing, private garden grounds to the rear of the property with a patio area to the rear and a single driveway to accommodate for off-street parking. The property benefits from a large single garage which has served well as both workshop and full purpose garage. The garage is also equipped with electricity.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.17m (20'3") x 4.20m (13'9")
Kitchen	5.13m (16'10") x 2.43m (8')
Bedroom 1	4.08m (13'5") x 3.60m (11'10")
Bedroom 2	4.12m (13'6") x 2.42m (7'11")
Bedroom 3	2.44m (8') x 2.43m (8')
Shower Room	1.96m (6'5") x 1.74m (5'9")

Gross internal floor area (m²): 87m² | EPC Rating: D

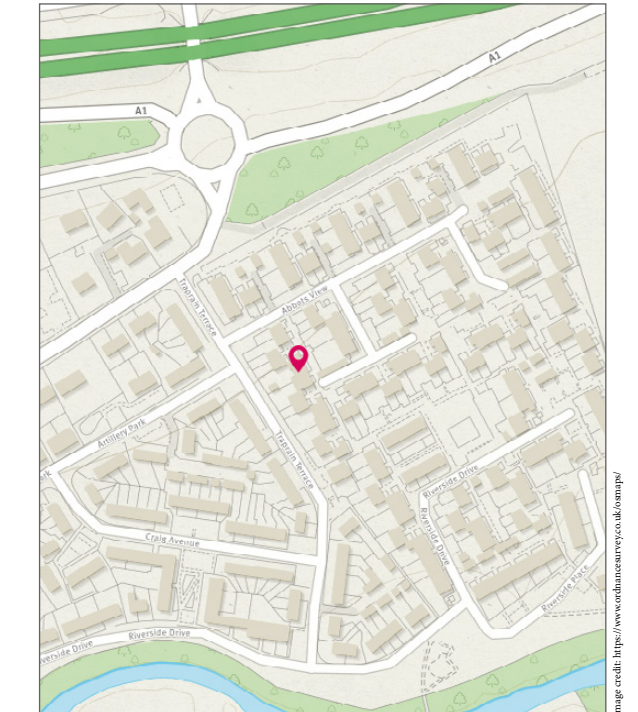


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