

10 Dobsons Walk

HADDINGTON, EH41 4RU



This two-bedroom semi-detached house offers a comfortable and practical living space



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Nestled in the quiet residential enclave of Dobson Walk, Haddington, this two-bedroom semi-detached house offers a comfortable and practical living space.

THE LIVING ROOM



Upon entry through the front door, you are greeted by a generously sized living room that serves as the heart of the home. Its ample proportions provide versatility for various furniture layouts, creating a welcoming atmosphere.

THE KITCHEN



Moving towards the rear of the property, the modern kitchen beckons, equipped with an electric hob for convenient meal preparation. The kitchen's functional design is complemented by a back door that seamlessly connects the interior to a well-proportioned garden.





Ascending to the upper floor, the residence unfolds into two double bedrooms, each offering a private and tranquil space. The layout is well-suited for a variety of lifestyles, accommodating singles, couples, or small family. A centrally located three-piece bathroom suite completes the upper level, ensuring convenience and privacy for the household.

THE BATHROOM



BEDROOM 1



BEDROOM 2

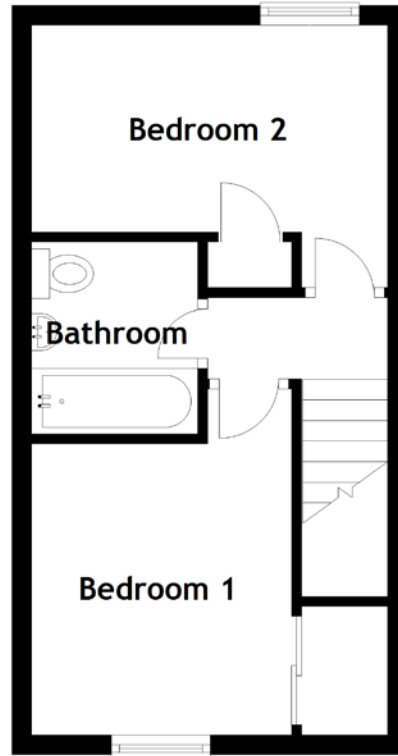
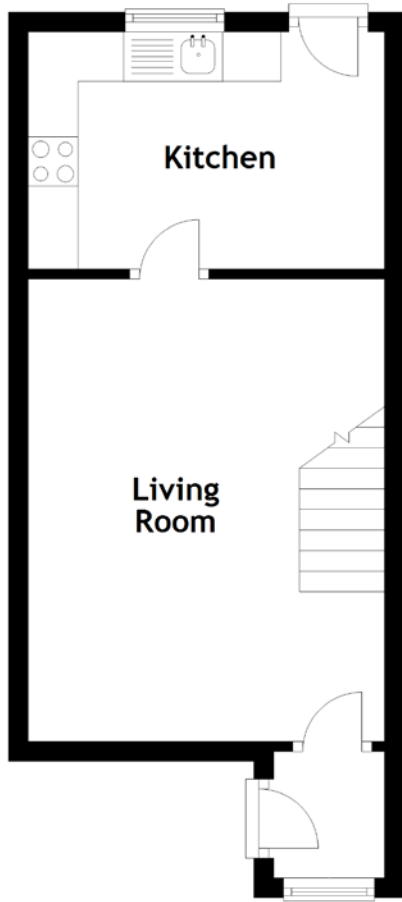


The outdoor space offers a retreat for relaxation or social gatherings, providing an extension of the living areas during fair weather. With its blend of modern amenities, practical layout, and a touch of outdoor charm, this semi-detached house on Dobson Walk encapsulates the essence of comfortable living in the heart of Haddington.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

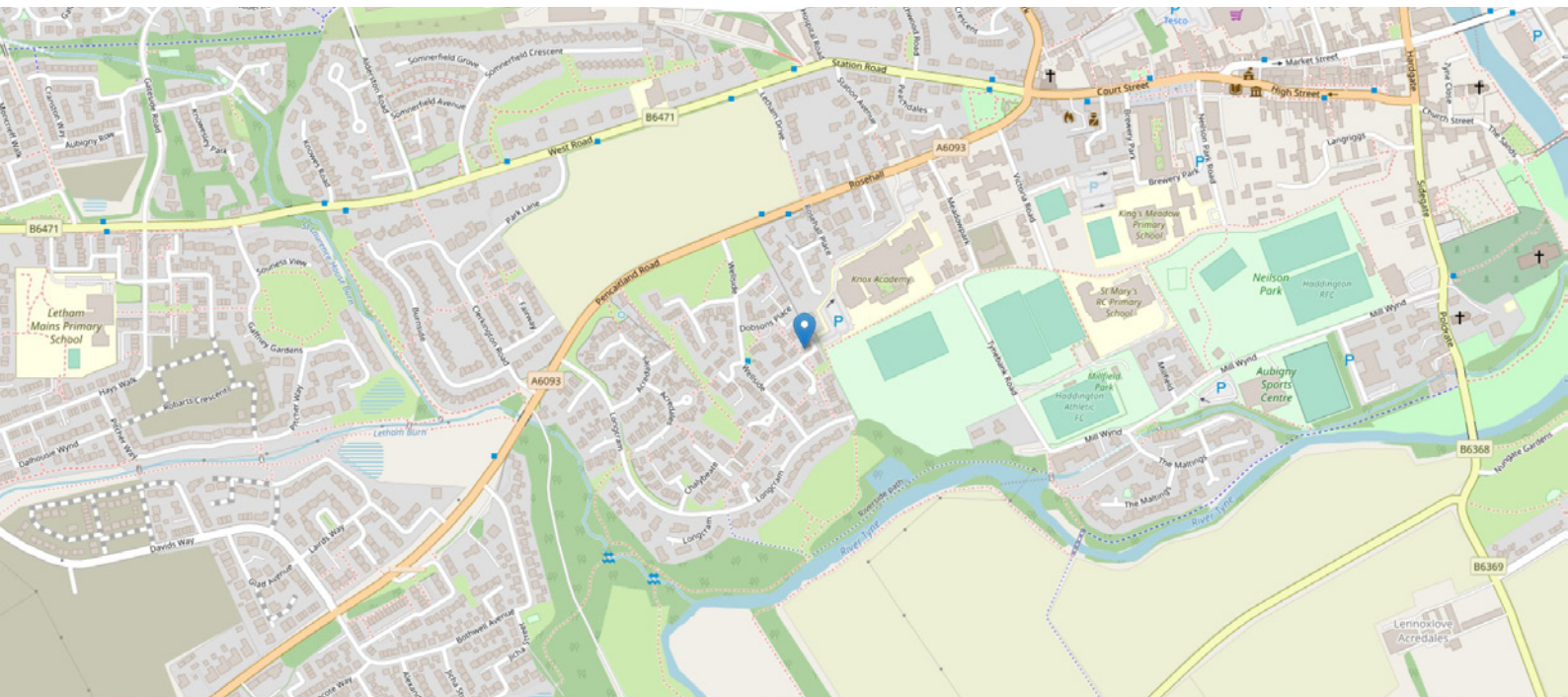


Approximate Dimensions (Taken from the widest point)

Living Room 4.68m (15'4") x 3.60m (11'10")
 Kitchen 3.60m (11'10") x 2.40m (7'10")
 Bathroom 1.94m (6'4") x 1.68m (5'6")

Bedroom 1 3.60m (11'10") x 2.60m (8'6")
 Bedroom 2 3.60m (11'10") x 2.65m (8'8")

Gross internal floor area (m²): 53m²
 EPC Rating: E



THE LOCATION

The historic market town of Haddington lies on the River Tyne approximately 18 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, 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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