



FOR SALE

20 Lydgait

HADDINGTON, EH41 3LG



This is a bright, well-proportioned, extended, three-bedroom, semi-detached bungalow located in a popular residential area made up of properties similar in style and character. With a modern presentation, whilst retaining many original features and providing flexible accommodation, this property provides ideal family accommodation.

All price and viewing details are available on our website www.acepm.co.uk



0131 229 4400
www.acepm.co.uk



DESCRIPTION

The accommodation comprises:

Ground floor:

Entrance vestibule; hall; living room with feature fireplace, open plan to the kitchen/dining area, with wall and base units and adequate work-top; double bedroom with feature fireplace and bay window to the front; double bedroom to the rear also with feature fireplace and modern bathroom.

First floor:

Gallery study, overlooking the living-room; double bedroom with wash-hand basin and extensive attic storage.

There is an easily maintained garden to the front, with a large rear garden made up of a combination of lawn, shrubs and trees and features a former air-raid shelter. There is in addition a driveway, providing off-street parking for multiple vehicles.

Features include gas central heating, double glazing, original features, natural wood details, large garden, former air-raid shelter and large driveway.

AREA

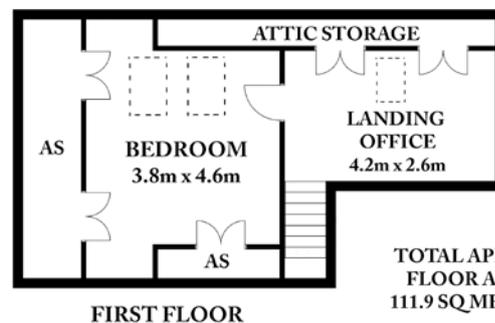
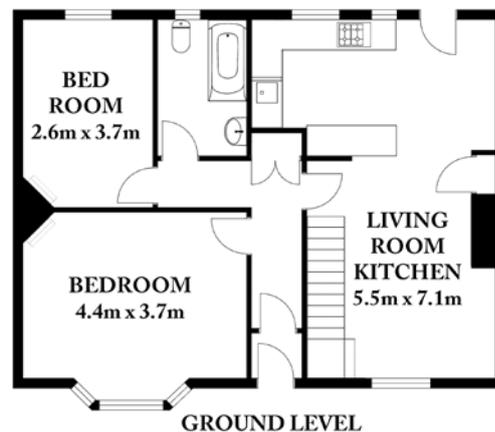
Haddington is an attractive historic market town in East Lothian. There are many historical buildings in this conservation area including St Mary's Church completed in the 1400's and the Town House with its dominant spire was built in 1742.

The town enjoys excellent local shopping, banks, a variety of restaurants, a choice of clubs and evening classes and all levels of education are catered for.

Leisure opportunities nearby include walks along the Lammermuir Hills, John Muir Country Park, the nature reserve at Aberlady and many more around East Lothian's stunning coastline. There is an 18-hole golf course close to the town with the famed East Lothian golf courses close at hand, bowling greens, squash, rugby and a sports centre with swimming pool.

For the commuter Haddington is situated just off the main A1 dual carriageway. This is one of the main North/South road links and leads to the A1 motorway. This means Edinburgh is only about 30 minutes by road and there are regular bus services.

20 LYDGAIT, HADDINGTON



TOTAL APPROX FLOOR AREA 111.9 SQ METERS

MARKETING PHOTOGRAPHY

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

For more information and to arrange a viewing call **0131 229 4400** or email **sales@acepm.co.uk**