

**21 LYDGAIT GARDENS
HADDINGTON
EH41 3DB**



STEWART WATT & CO.
RESIDENTIAL PROPERTY



A well-presented, two bedroom, detached house located in a popular development in the heart of Haddington. The property benefits from well-proportioned room sizes, open plan living and plenty of natural light.

Viewing by appointment only call 0131 337 9692

OFFERS OVER £210,000

- Open plan lounge with bay window
- Fully fitted dining kitchen
- Two double bedrooms
- Family bathroom with shower
- Ample storage throughout
- Garage & driveway
- Large, enclosed side & rear gardens



A well-presented, two bedroom, detached house located in a popular development in the heart of Haddington. 21 Lydgait Gardens offers well-proportioned open plan living accommodation, benefitting from ample storage, garage & driveway, gas central heating, double glazed windows throughout and sizeable gardens to the front, side and rear.

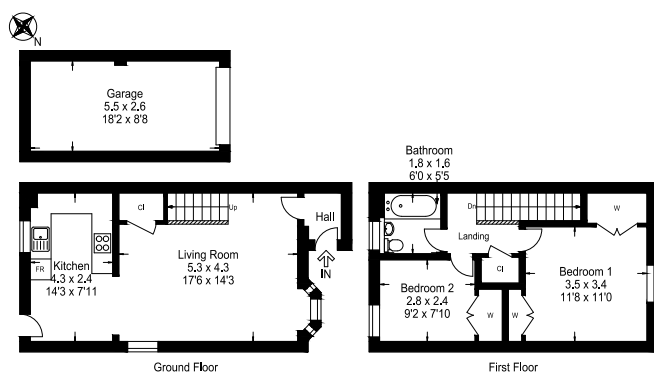
The accommodation is spread over two floors with the ground floor comprising of an entrance vestibule leading to the large open plan lounge, kitchen and under stair storage cupboard. The lounge boasts dual aspect windows (one of which is a large bay window) which flood this room with plenty of natural light. There is a well-appointed fully fitted kitchen featuring white wall and base mounted units and are complimented by the white brick tiled splashbacks. The kitchen has ample storage space and offers a generous workspace with a stainless steel sink and drainer paired with mixer tap unit. Also located in the kitchen is the gas boiler and rear door which gives access to the rear & side gardens. Included in the sale is the Bosch washing machine, Beko electric cooker with solid plate hob and an under-counter fridge-freezer.

The second floor comprises of a family bathroom, two double bedrooms and a large storage cupboard. The family bathroom is fitted with a three piece suite featuring a WC, a wash hand basin with mixer tap and a bathtub with electric overhead shower. Both double bedrooms offer space for a double bed and freestanding furniture. Each have fitted wardrobes (bedroom one having an additional wardrobe).

Externally the property features a monoblock driveway that leads to the single garage providing useful off-street parking and further storage. To the front of the property the garden is mainly laid to lawn with a bricked pathways leading into the property and providing access, from each side of the property, to the side and rear gardens. The rear and side gardens are fully enclosed by tall timber fencing and mainly laid to lawn with a small patio area.

The historic market town of Haddington lies on the River Tyne approximately 18 miles east of Edinburgh and is quietly located within the heart of East Lothian's attractive countryside. The town centre itself enjoys an excellent range of shopping facilities, bars, restaurants, medical/dental and veterinary practices. Educational facilities are available in the town catering for children from nursery age to secondary school with the highly respected Knox Academy. For those seeking leisure pursuits there are delightful walks along the River Tyne, a golf course, thriving rugby club, tennis and bowling clubs together with a sports centre and swimming pool. Haddington offers a variety of local and cultural activities generated by the lively local community.

Council tax band: D
EPC rating: C
HR Value: £215,000



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (JD 110927)
VistaBee 2024



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