



**HADDINGTON  
35 DOBSONS WALK**



**ESTATE AGENTS**

**END TERRACED BUNGALOW**



Early viewing is recommended of this lovely end terraced bungalow with open views to the front towards Knox Academy playing fields and a sunny Westerly facing rear garden. Haddington is a historic market town which offers an excellent range of local independent shops, schools, commercial and leisure facilities including Aubigny Sports Centre with swimming pool. There are also squash courts, bowling green, golf club, rugby, football and cricket clubs in the town. Haddington is well situated in attractive countryside yet within easy reach of the coast and only approximately 30 minutes drive from Edinburgh. There are regular bus services including express buses and rail links at Longniddry, Drem and Dunbar.

Summary of accommodation: vestibule with cloakroom storage, lounge, fitted galley style kitchen with appliances and giving access to the rear garden, double bedroom with built in storage and bathroom.

This easily managed property is being presented to the market in immaculate order with new fitted carpets throughout. Situated within a modern well established estate conveniently situated for easy access to the nearby town centre. There is also the benefit of private gardens to the front and rear along with an allocated parking space, double glazing and gas central heating.

## FIXED PRICE £107,000

A double glazed door opens to the vestibule.

### VESTIBULE Approx. 4'2" x 3'

Entrance vestibule with cloakroom storage also housing the electrical switchgear.

### LOUNGE Approx. 14'7" x 9'7"

A bright room with front facing twin windows giving an outlook towards Know Academy playing fields. Doors to both the kitchen and the inner hall.

### INNER HALL

There is a storage cupboard and access to the bedroom and the bathroom. A ceiling hatch gives access to the loft which could be floored to provide additional storage space.



### KITCHEN Approx. 12'3" x 5'2"



A galley style kitchen with rear facing window and a door giving access to the rear garden. Fitted with a good selection of wall and base units complete with complementary work surfaces incorporating a stainless steel sink and drainer. The appliances include and a gas hob with overhead extractor, electric oven and the fridge and automatic washing machine are to be included in the sale. Tiled to the splashback areas and vinyl flooring.

### DOUBLE BEDROOM Approx. 9'9" x 9'3"

A good sized room situated to the rear with fitted storage with mirror sliding doors.

### BATHROOM Approx. 6'3" x 4'11"

This room has a side facing window and the fittings comprise a coloured bath, wash hand basin and WC with concealed cistern and deep shelf behind. The walls are tiled to the splashback areas and the flooring is vinyl.

### GARDEN

The garden to the front of the property has a large flower bed well stocked with a selection of roses and seasonal flowers. The garden to the rear can be accessed from the side of the building via a gated paved path. There is a paved patio area, an area of lawn and flower beds.

### EXTRAS

The sale includes all the newly fitted carpets, curtains and the aforementioned kitchen white goods (no warranties will be given).



### VIEWING

By appointment please call Beveridge & Kellas on 0131 554 6321.

### HOME REPORT

Please contact Beveridge & Kellas calling 0131 554 6321 or by emailing [a.connery@beveridgekellas.com](mailto:a.connery@beveridgekellas.com) or [property@beveridgekellas.com](mailto:property@beveridgekellas.com). If requesting by email please provide your full name, home address and a daytime telephone number.

### SURVEYORS

Please call solicitors on 0131 554 6321.

### POST CODE

EH41 4RU



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.