



26 Davids Way  
HADDINGTON | EAST LoTHIAN | EH41 3DY

  
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A rare opportunity has arisen to acquire a delightful three bedroom semi-detached villa situated within a sought after development and offering security and privacy from a beautifully enclosed garden.

This exceptional home is presented in excellent order with enhanced specification throughout, and offers contemporary interior with effortlessly stylish decor. The accommodation is spacious and well-proportioned and represents an ideal home for a couple or young family.

- Hall with WC/cloak room
- Living room featuring French doors opening onto garden
- Bright kitchen/dining room falling naturally into cooking and dining areas
- Master bedroom with fitted wardrobes and en-suite
- Two further bedrooms, one with fitted wardrobes
- Family bathroom featuring a white suite and shower
- Floored attic
- Gas central heating
- Double glazing
- Superb sunny enclosed garden with artificial lawn and paved patio, ideal for outside entertaining
- Driveway
- Allocated parking space

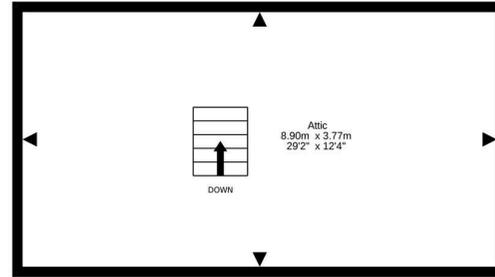
All fitted floor coverings, blinds, curtain poles, integrated appliances, and shed with power are included, whilst the hot tub and other items of furniture are available by separate negotiation. EPC Rating B

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

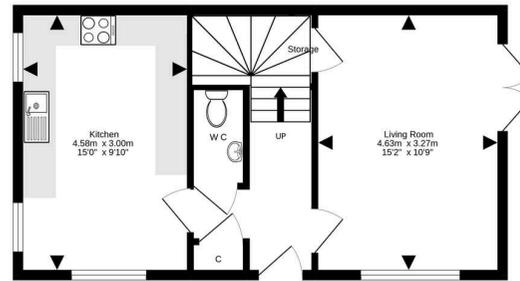


The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural activity and local history. Leisure pursuits on offer include the Aubigny Sport Centre providing swimming and fitness classes, a golf course, tennis courts and a bowling green, in addition to a variety of clubs and organisations to cater for adults and children alike. There are great opportunities to enjoy local walks along the River Tyne and in the nearby countryside. Slightly further afield, one can visit the Aberlady nature reserve, a choice of sandy beaches on the East Lothian's coastline and the John Muir Country Park. Schooling is well represented from nursery to senior level, and the property falls within the catchment of Letham Mains Primary & Knox Academy. Regular bus services operate within the town and to surrounding areas and there is easy access to the A1 road and the Edinburgh city bypass. Railway services can be obtained from nearby Drem, Dunbar or Longniddry.

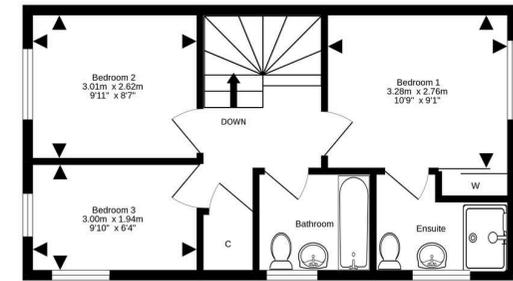




2nd Floor



Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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