



116 Bothwell Avenue

Haddington, East Lothian, EH41 4FD

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KELLERWILLIAMS®



Property Summary

This contemporary four-bedroom detached house in the market town of Haddington is an exceptional family home that is finished to very high standards throughout. It offers bright and airy rooms with a sought-after blank canvas of décor and high-end finishings throughout. The home further boasts a spacious living area, a Shaker-inspired kitchen with integrated appliances, and two modern bathrooms and a WC. It also has private parking for two cars and a family-friendly rear garden which has a large lawn and patio that captures lots of daily sun. Altogether, this home is a wonderful property that will be in high demand.

Extras: all fitted floor and window coverings, light fittings, and integrated appliances (five-burner gas hob, double oven, fridge/freezer, and dishwasher) to be included in the sale.

Features

- Detached house in walk-in condition
- Part of a sought-after development
- Idyllic location in popular Haddington
- Welcoming hall with a convenient WC
- Living room that is bright and spacious
- Triple-aspect dining kitchen with French doors
- Neighbouring utility room with storage
- Three double bedrooms with mirrored wardrobes
- Versatile fourth double bedroom
- Modern three-piece en-suite shower room
- Four-piece family bathroom with a shower cubicle
- Fully-enclosed, landscaped rear garden
- Private driveway and integrated garage
- Gas central heating and double glazing
- Solar-panelled roof for greater efficiency
- EPC Rating - B



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“Living room that is bright and spacious and a triple-aspect dining kitchen with French doors”







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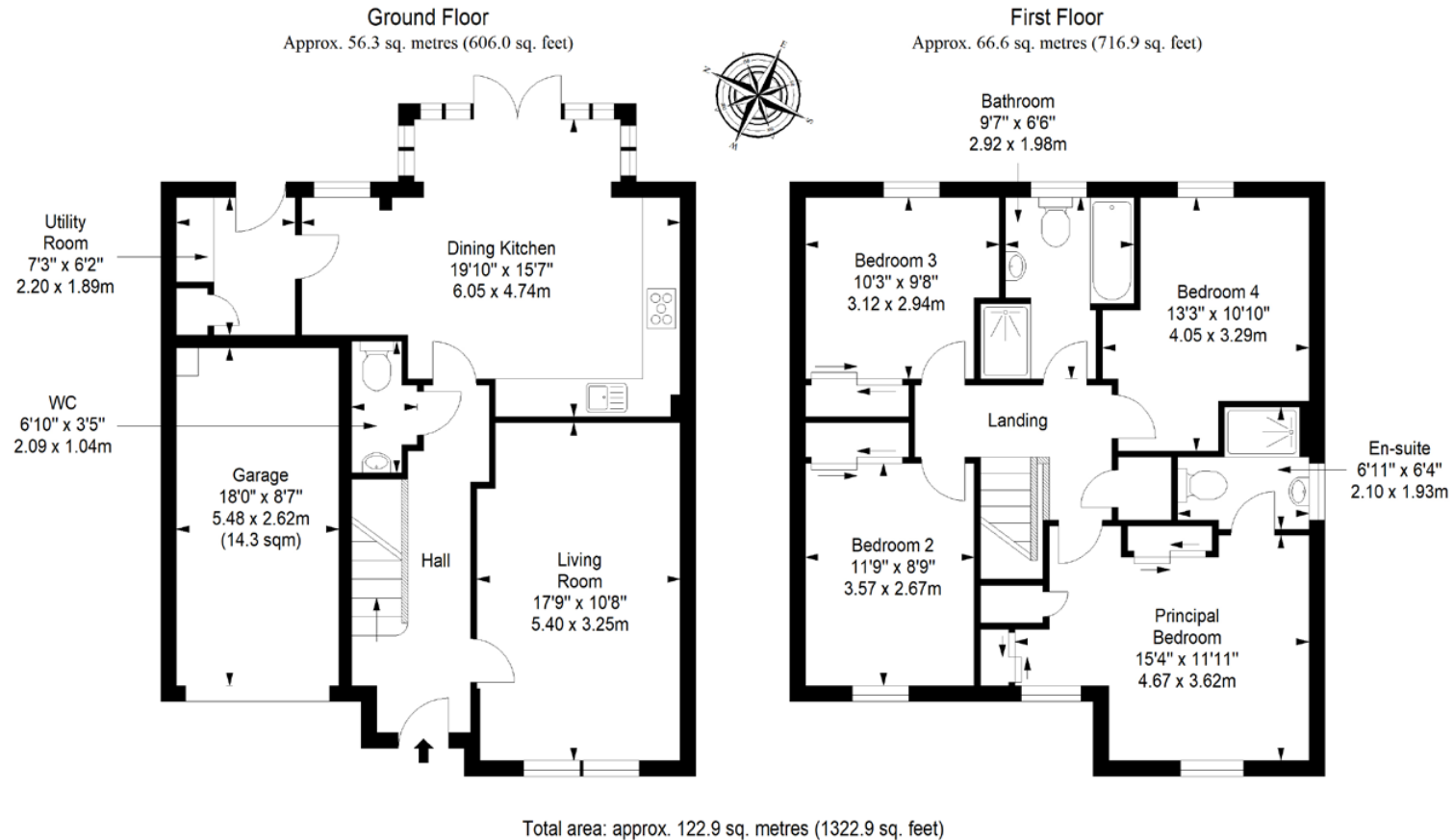
“Three double bedrooms with
mirrored wardrobes and a
versatile fourth
double bedroom”







Floorplan



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DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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