

# 102 Bothwell Avenue

HADDINGTON, EAST LOTHIAN, EH41 4FD



*Beautiful three-bedroom semi-detached home on Bothwell Avenue, with south-facing landscaped gardens*



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This stunning semi-detached property on the sought-after Bothwell Avenue in Haddington is the perfect family home, combining modern comfort with stylish living.

# THE KITCHEN

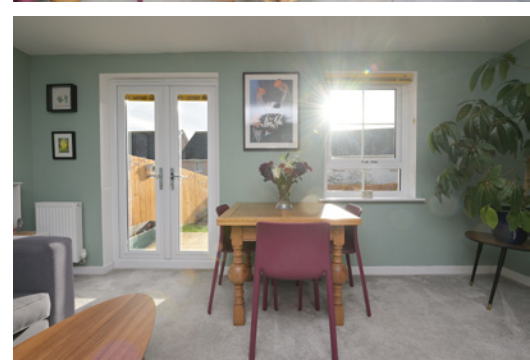


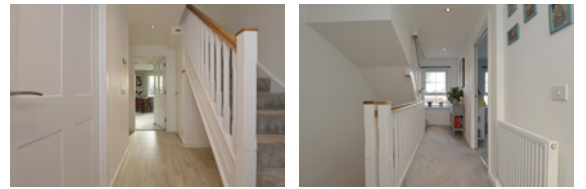
As you step inside, you are greeted by a contemporary kitchen to your left, fully equipped with a gas hob, fan oven, integrated fridge/freezer, and generous countertop space, making it a chef's delight.

# THE LIVING ROOM



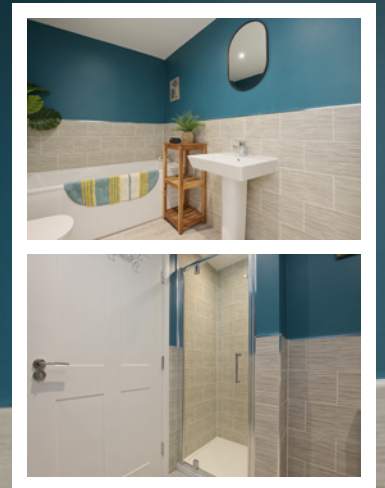
Down the hall, the spacious and bright living room is a welcoming retreat, complete with French doors that open onto the landscaped rear garden, ideal for entertaining or relaxing outdoors.





Upstairs, the first floor hosts two generously sized double bedrooms - one at the front and the other at the rear of the house. A centrally located four-piece bathroom suite adds convenience and style.

# THE BATHROOM



# BEDROOM 2



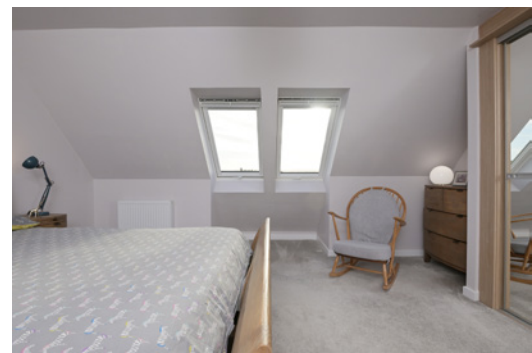
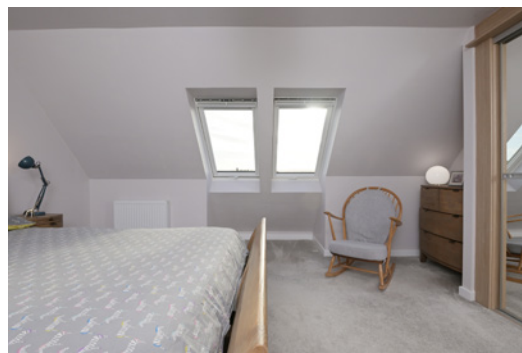
# BEDROOM 3





The top floor truly stands out with the principal bedroom. This expansive space features built-in storage and a sleek three-piece en-suite, creating a private sanctuary.

# BEDROOM 1



# BEDROOM 1 EN-SUITE





Additional benefits include a two-car driveway at the front and a beautifully landscaped, south-facing rear garden, offering plenty of space for outdoor enjoyment.

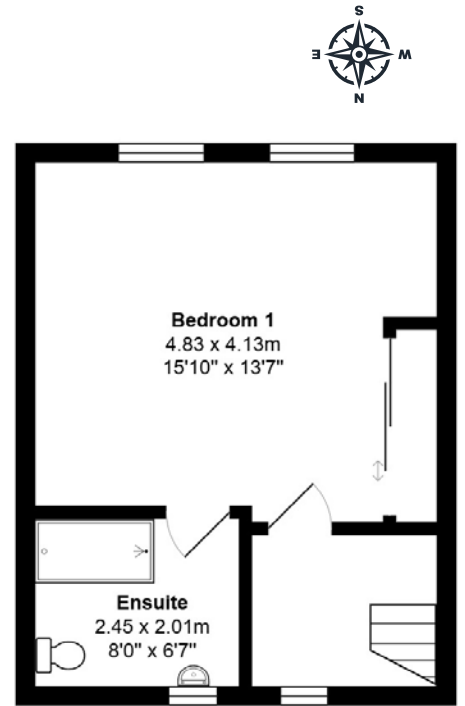
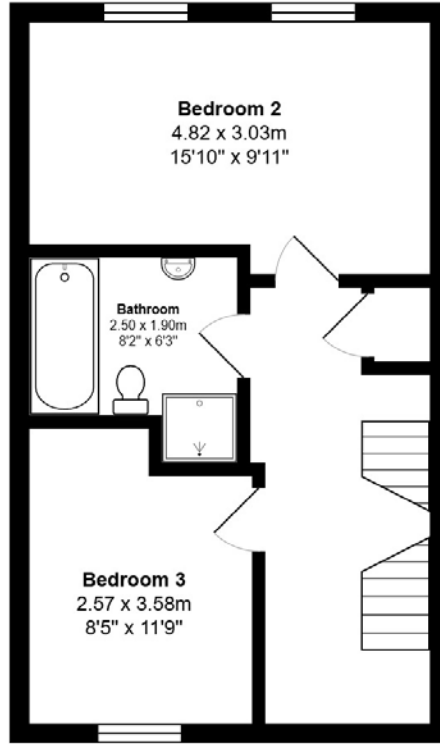
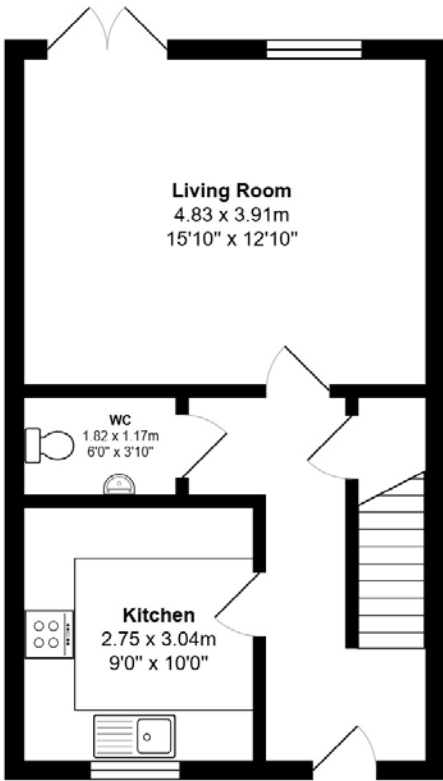
Located in the heart of Haddington, this property is close to excellent schools, local amenities, and transport links, making it an ideal choice for families or professionals.

Don't miss the chance to make this exceptional home yours! Contact us today to arrange a viewing.

# EXTERNALS

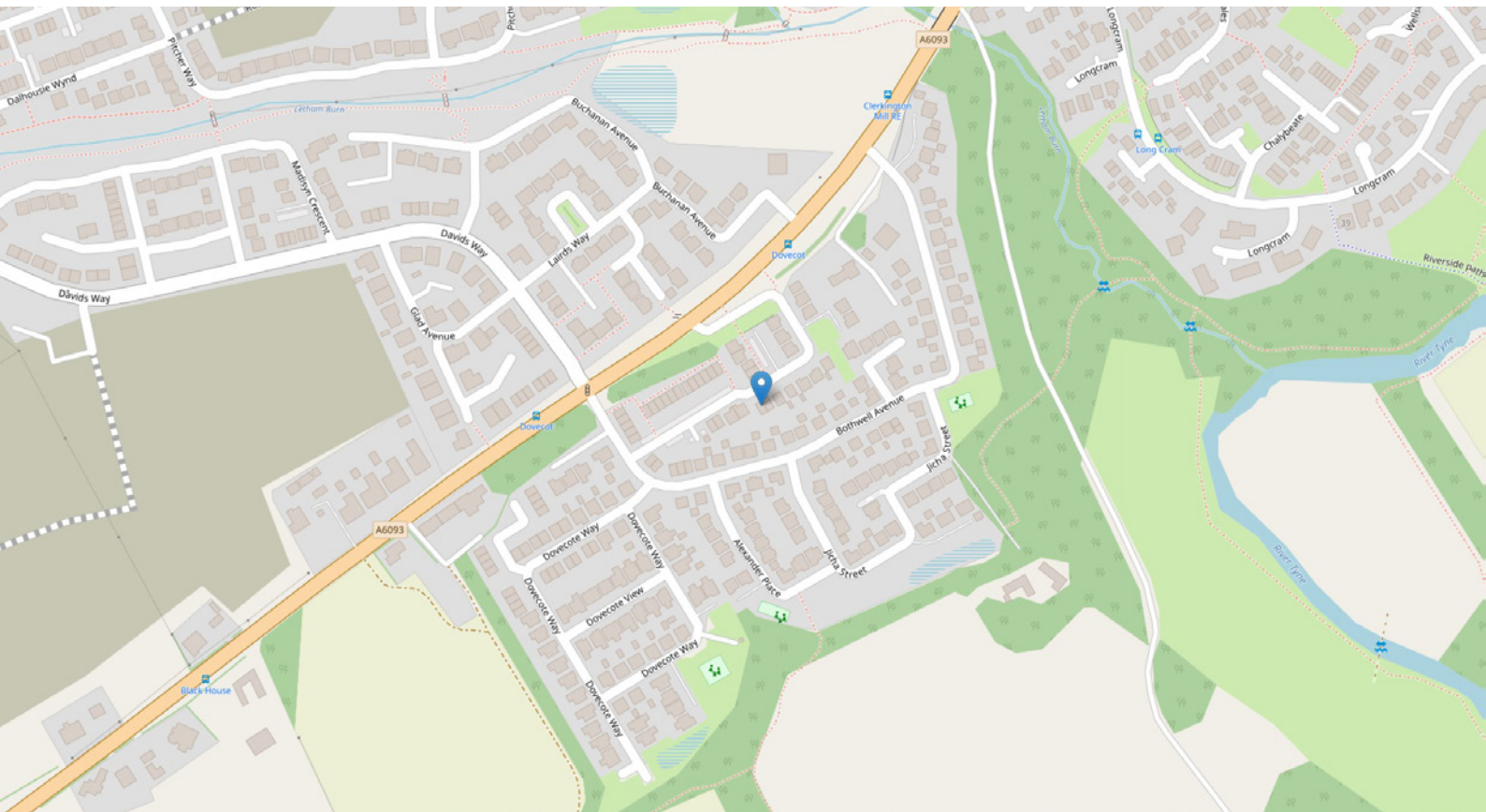


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 112m<sup>2</sup> | EPC Rating: B



# THE LOCATION

The historic market town of Haddington lies on the River Tyne approximately 18 miles east of Edinburgh and is situated in the heart of East Lothian's attractive countryside. The town itself offers an excellent range of local shops, a sports centre with a swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington offers a wide range of social and cultural activities generated by the lively local community including concerts in the magnificent 14th century St Mary's Parish Church.





Edinburgh City Centre, the Fort Kinnaird Leisure and Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport and motorway links to the north, south and west are all easily accessible via the A1. The A1 expressway to Dunbar also provides easy access to the south.

There are good public transport services to and from Edinburgh City Centre and surrounding towns and villages including the coastline.



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