



12 John Brown Court Haddington EH41 3JB

Detached House

Lounge

Dining Room

Kitchen

Master Bedroom with ensuite Shower Room

Two further Bedrooms

Family Bathroom

Cloakroom/WC

Utility Room

Garden

Car Port and Parking Space

Offers over £425,000

Three bedroom detached house with located in a quiet cul-de-sac in the very heart of the town, two minutes walk from the High Street. Features a lovely walled garden and parking for two cars.





Location

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.

General Information

A Home Report is available for this property. It can be downloaded from escp.com or requested from Forsyth Solicitors.

The Home Report Valuation is £430,000.

The approximate size is 150m² and it was built in 1989. It is rated EPC C and Council Tax Band F.

The property has mains water, gas, electricity, broadband and phone. There is a gas central heating system with radiators in each room.

Viewing

Call 07757 970 850 or submit an ESPC Viewing Request (Mailbox monitored and viewings arranged at the weekend.)



HALL/LANDING

On the ground floor doors lead into the kitchen and the cloakroom/wc and a passage leads into the dining room. Upstairs doors lead into three bedrooms and the bathroom. The upstairs hall has two roof windows which provide a source of natural light.

LOUNGE

A south facing room with patio doors leading into the garden. Feature fireplace with gas living flame fire. Window over garden.

DINING ROOM

Good sized dining room with space for a large table. Two windows to the side of the house. Door leads into lounge.

KITCHEN

With contemporary fitted kitchen of wall and base units with coordinated work-surfaces. Six ring gas hob. Integrated microwave, oven and dishwasher. Sink with mixer tap,. Integrated table. Door into the garden. Door into utility room. (Note: The wine chiller, fridge freezer, washing machine, tumble drier and coffee machine are not included in the sale).

UTILITY ROOM

With plumbing for washing machine.

CLOAKROOM/WC

With wash hand basin and wc. Two large cupboards.

BATHROOM

Contemporary bathroom with corner jacuzzi bath, multi-function shower unit, wash hand basin and wc. Window.

MASTER BEDROOM

Large double bedroom with fitted wardrobes. South facing window over garden. Velux window in the ceiling. Door leads into ensuite shower room.

ENSUITE SHOWER ROOM

With shower unit, wash hand basin and wc. Window.

BEDROOM TWO

Double bedroom with fitted wardrobes. Window to side of the house and two opaque north facing windows.

BEDROOM THREE

Double bedroom with build in cupboard/ wardrobe. Window to side of the house.

EXTERIOR

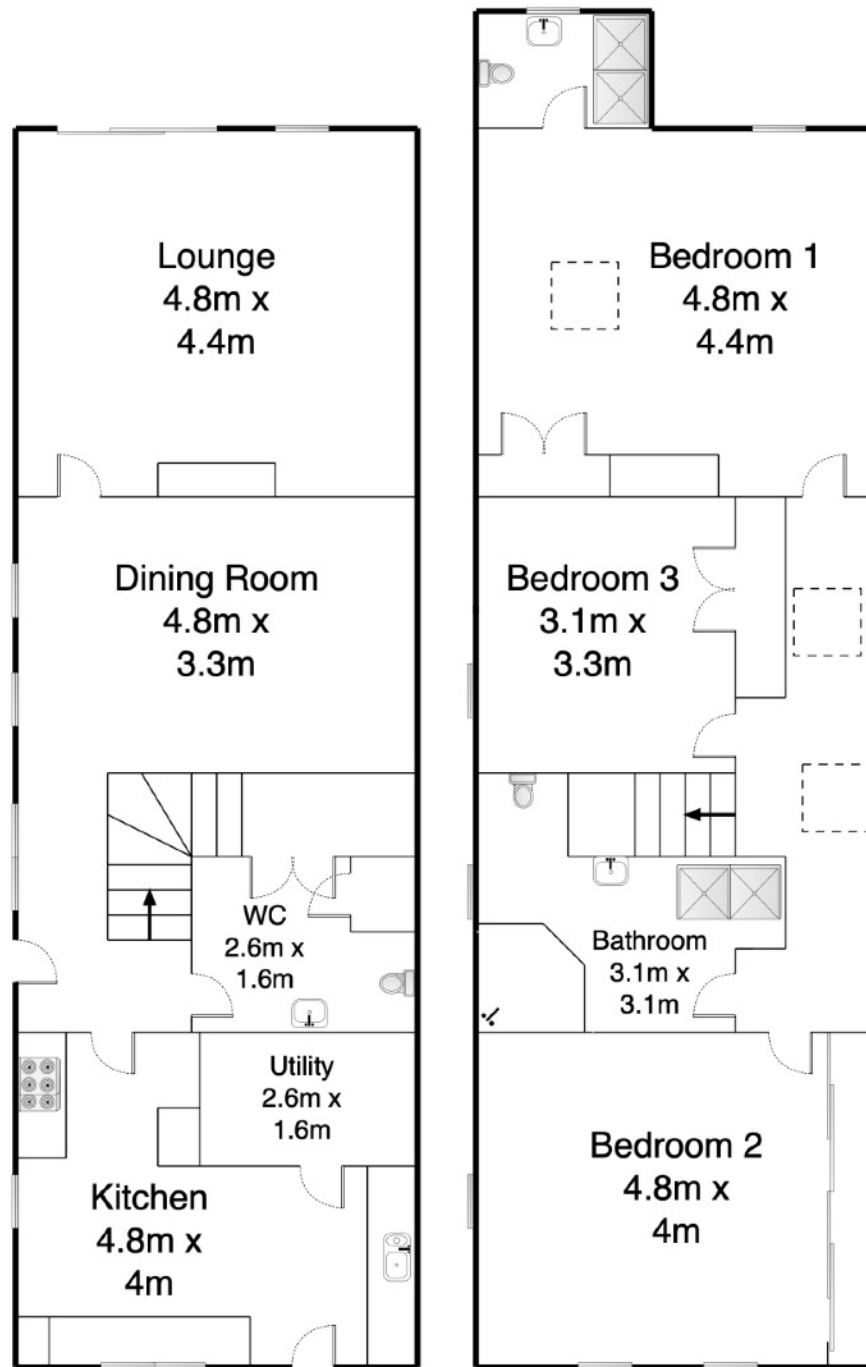
Enclosed, walled garden primarily laid to lawn with flower beds and mature planting. Shed. Car port and parking space.











Floorplan is indicative only. Not to scale.



Fixed Price Estate Agency

Under 250k £1000 + VAT Over £250k £1500 +VAT

Includes Photography, Video Tour, For Sale Board, 7 day a week service

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