



First Floor Floor Flat
Lounge / Dining Room
Kitchen
Three Bedrooms
Bathroom
Gas Central Heating / Double Glazing
Shared Garden
Ground Floor Lockup Storage
Offers over £130,000

Ideal first time buyer property featuring a light filled lounge / dining room and three bedrooms, located close to the town centre.





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 espc.com or requested from Forsyth Solicitors.

The Home Report value is £140,000.

The approximate size is 77m² and was built in 1970. The property has mains water, gas and electricity. There are radiators in each room. All windows are double glazed.

The property is rated as Council Tax band C and EPC band D.

Viewing

Viewing is by appointment with Forsyth Solicitors. Office Hours 01620 532662 or weekend/evening 07757 970 850.



HALL

This first floor apartment is accessed by door entry system. The hall invites access to all rooms and is of good proportions with three storage cupboards. Window to the rear.

LOUNGE / DINING ROOM

A bright welcoming large family room. The focal point of this lovely sunny lounge is the three separate double glazed windows to the south.

KITCHEN

The kitchen is fitted with modern base and wall mounted units with complimentary work surfaces. Stainless steel sink with drainer and mixer taps. Double glazed windows providing good natural light. Gas hob and electric oven. Fridge and freezer. Cupboard.

BATHROOM

White suite comprising bath with over electric shower unit, WC, and wash hand basin. Opaque glazed window to the rear.

BEDROOM ONE

A spacious sunny bedroom with double glazed south facing window overlooking the front of the property.

BEDROOM TWO

A second good-sized double bedroom with again a south facing window to the front of the property.

BEDROOM THREE

This third bedroom with a window overlooking the rear of the property.

OUTSIDE

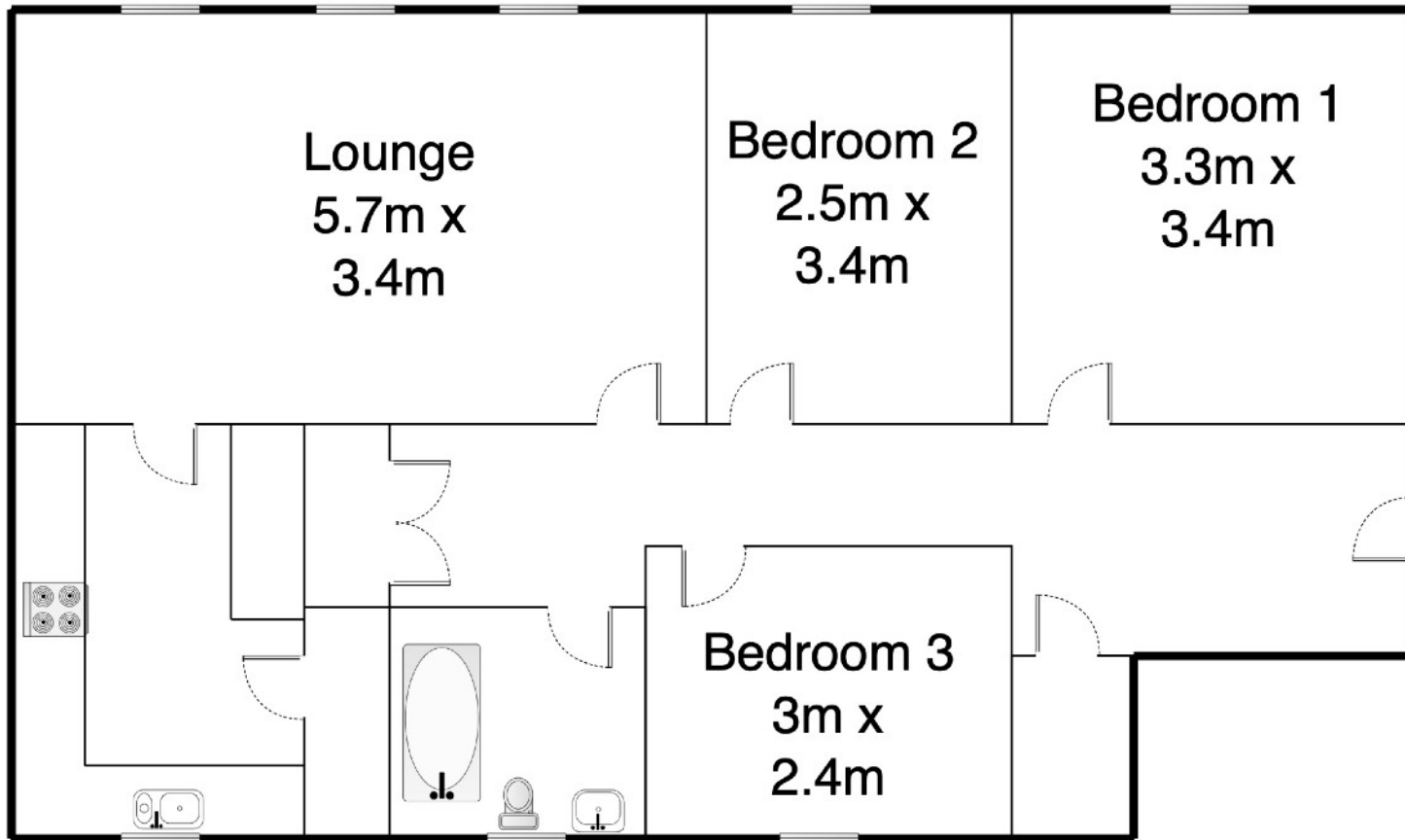
A communal drying is situated at the rear of the apartments.

DRYING ROOM

At street level there is a drying room shared with next door neighbour.







Kitchen
2.4m x
3.4m

Floorplan is indicative only. Not to scale.



What's my house worth?

For a Free No Obligation Valuation please email
dg@forsythsolicitors.co.uk or call 01620 82 40 45

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Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and they do not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.