



72 The Maltings Haddington EH41 4EF

Ground Floor Flat
Lounge / Dining Room
Kitchen
Two Bedrooms (one with ensuite Shower Room)
Bathroom
Electric Central Heating / Double Glazing
Shared Garden
Parking
Offers over £200,000



A highly specified two bedroom ground floor flat set in well maintained gardens next to the river Tyne. The town centre is within easy walking distance.



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 £200,000.

The approximate size is 76m² and was built in 2008. The property has mains water, electricity, satellite tv and broadband. There are radiators in each room. All windows are double glazed.

The property is rated as Council Tax band C and EPC band C. The factors fees are approximately £350 per quarter and include gardening, repairs and maintenance, common area utilities, inspections, buildings insurance and management charge.

Viewing

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



HALL

Double doors from the hall lead into the lounge. Further doors lead into the two bedrooms and the bathroom. Two cupboards, one housing the boiler.

LOUNGE / DINING ROOM

The large living area entered via double doors with has lots of room for sofas and a dining table and chairs. It features two, south facing windows. Door into kitchen.

KITCHEN

The kitchen is fitted with a high quality kitchen with white base and wall mounted units with complimentary work surfaces. SMEG electric hob and oven, fridge freezer and dish washer. Stainless steel sink with drainer and mixer taps. Dual aspect double glazed windows providing excellent natural light. Tiled slate floor. Space for a table and chairs.

BATHROOM

White suite comprising bath with over shower unit, wc, and wash hand basin.

BEDROOM ONE

Double bedroom with dual aspect windows. Fitted wardrobes. Door into ensuite shower room.

ENSUITE SHOWER ROOM

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

BEDROOM TWO

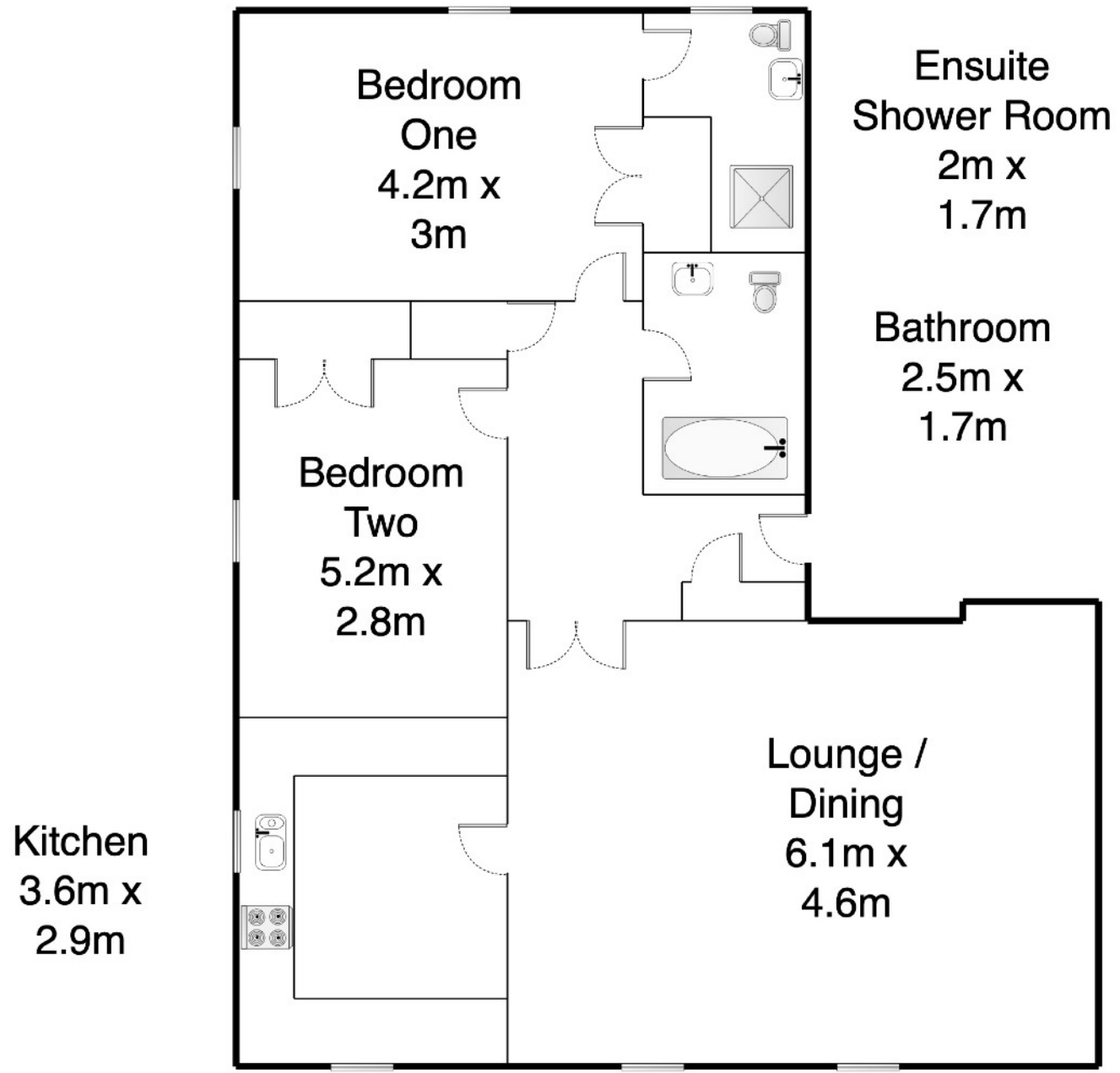
Double bedroom with fitted wardrobes. Window.

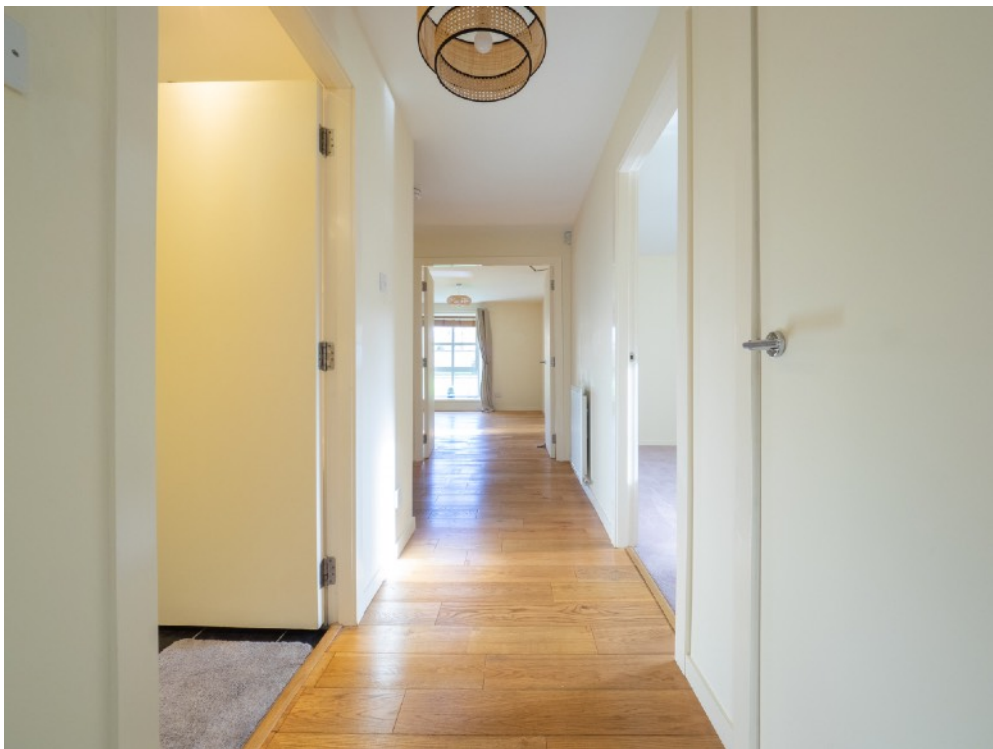
OUTSIDE

The building is set in well maintained, landscaped, shared grounds. There is one allocated parking space as well as an area for visitors parking.









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.