



Semi Detached House

Lounge

Sitting Room

Dining Kitchen

2 Bedrooms

Bathroom

Garden

Driveway

Offers over £210,000

A well presented two bedroom semi detached house in a quiet cul-de-sac close to the town centre. It features a lovely sunny west facing garden.





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 escpc.com or requested from Forsyth Solicitors.

The Home Report Valuation is £215,000.

The approximate size is 79m² and it was built in the 1970's. It is rated EPC D and Council Tax Band C.

The property has mains water, electricity, phone, broadband and gas. There is gas central heating and double glazing.

Viewing

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



HALL

Downstairs, doors lead into the dining kitchen and the bathroom. There is a large cupboard and under-stair storage. Upstairs are two bedrooms and a further cupboard.

DINING KITCHEN

Modern fitted kitchen of wall and base units with coordinated work-surfaces. Gas cooker, washing machine, fridge and dishwasher. Lots of space for a table and chairs. Door leads into the garden. Door leads into lounge.

LOUNGE

A bright room with a wood burning stove and sliding patio doors overlooking the stunning rear garden. An opening leads into the sitting room.

SITTING ROOM

A very useful room which could be used as a sitting room or an office. Window to front of house.

BEDROOM ONE

Double bedroom with velux window over the rear garden. Fitted wardrobe.

BEDROOM TWO

Double bedroom with window to the front. Fitted wardrobe.

BATHROOM

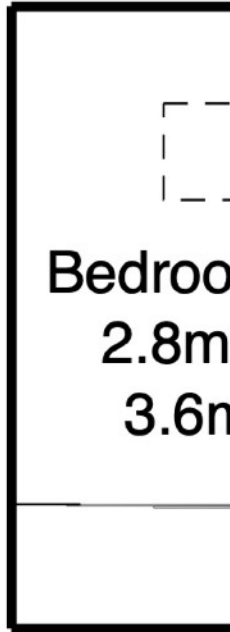
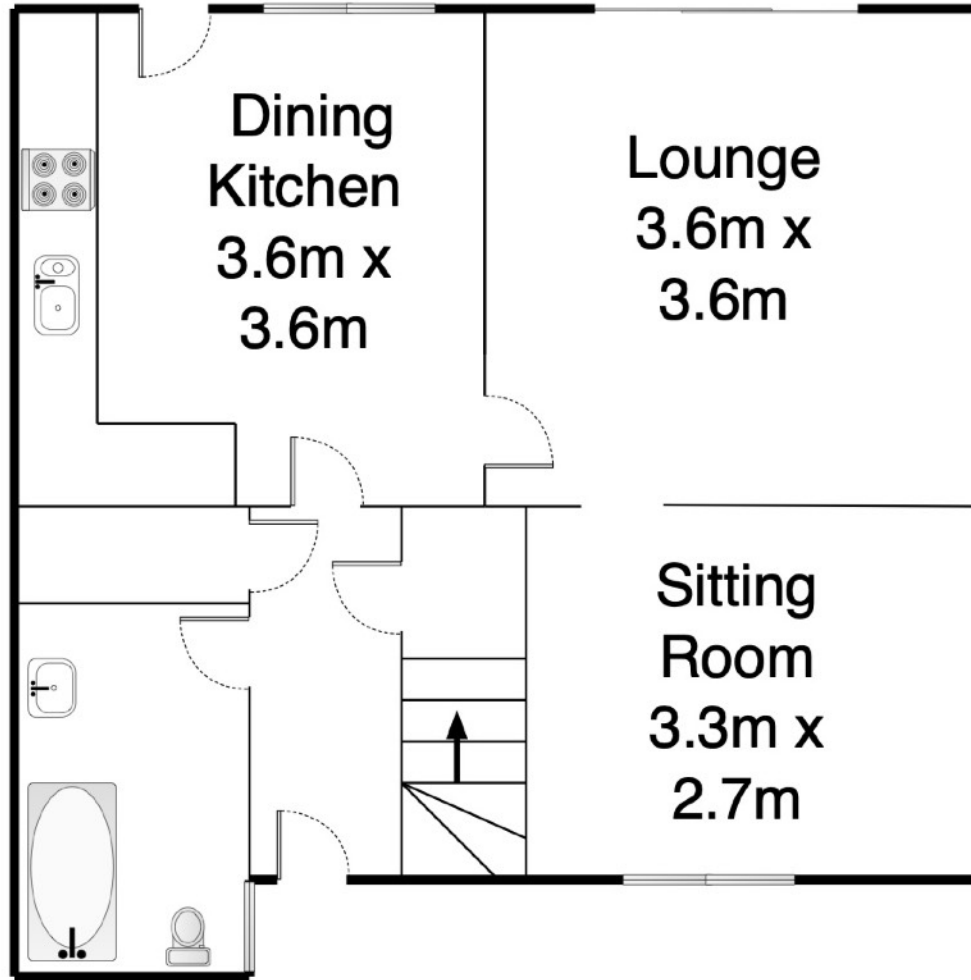
With bath with over-bath shower, wash hand basin and wc. Window.

EXTERIOR

To the front is an area for parking. To the rear is a stunning mature, garden which is enclosed and is west facing.









Fixed Price Estate Agency £1000 + VAT

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

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