



24 Hopetoun Drive Haddington EH41 3AP

Terraced House

Lounge

Kitchen

3 Bedrooms

Bathroom

Gardens

Offers over £195,000



Well presented three bedroom mid-terrace house close to the town centre featuring good sized rooms and garden to the front and rear.



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 £200,000.

The approximate size is 95m² and it was built in the 1950's. It is rated EPC C and Council Tax Band C.

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

Viewing

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



HALL

On the ground floor, doors lead into the lounge, the dining kitchen and the bathroom. Upstairs doors lead into three bedrooms. Cupboard. Window over staircase.

LOUNGE

With south facing window overlooking the front garden. Door into kitchen. Fire surround with gas living flame fire.

DINING KITCHEN

Modern fitted kitchen of wall and base units with coordinated work-surfaces. Sink with mixer tap. Electric hob and oven. Window to rear. Plenty of space for a table and chairs. Door into garden.

BEDROOM ONE

Double bedroom with two south facing windows over the front garden. Fitted wardrobe.

BEDROOM TWO

Double bedroom with window over the rear garden. Cupboard.

BEDROOM THREE

Double bedroom with window over the rear garden.

BATHROOM

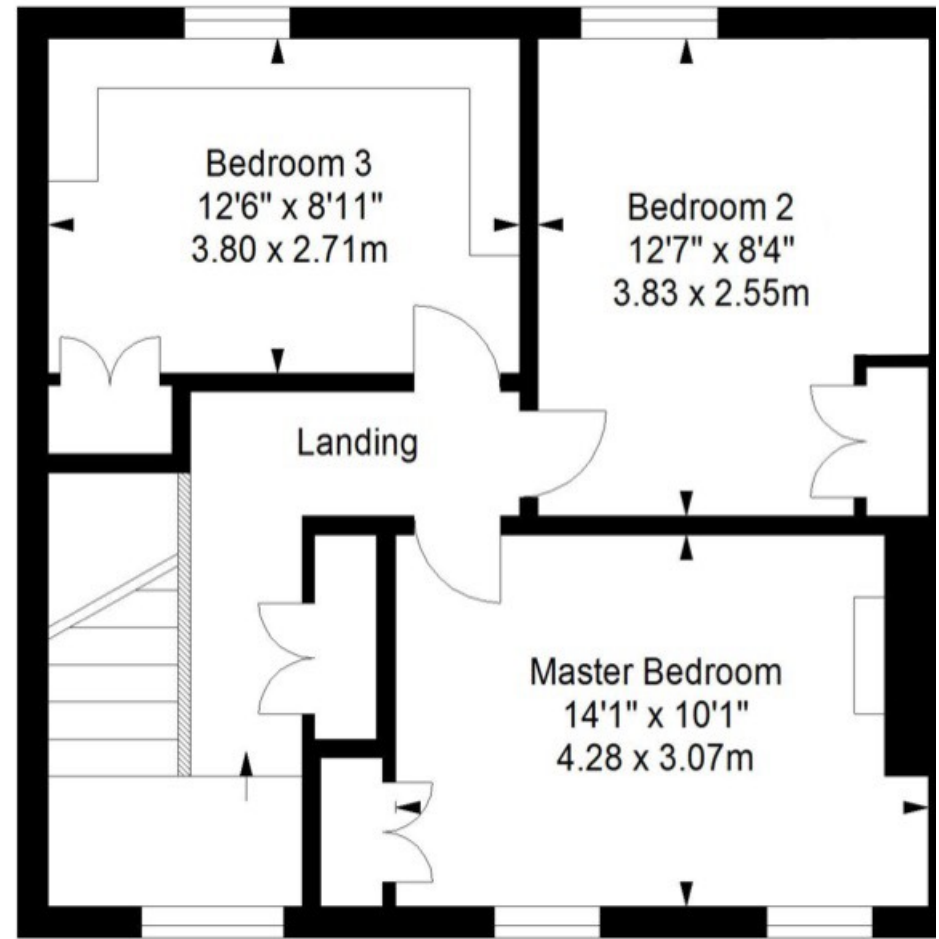
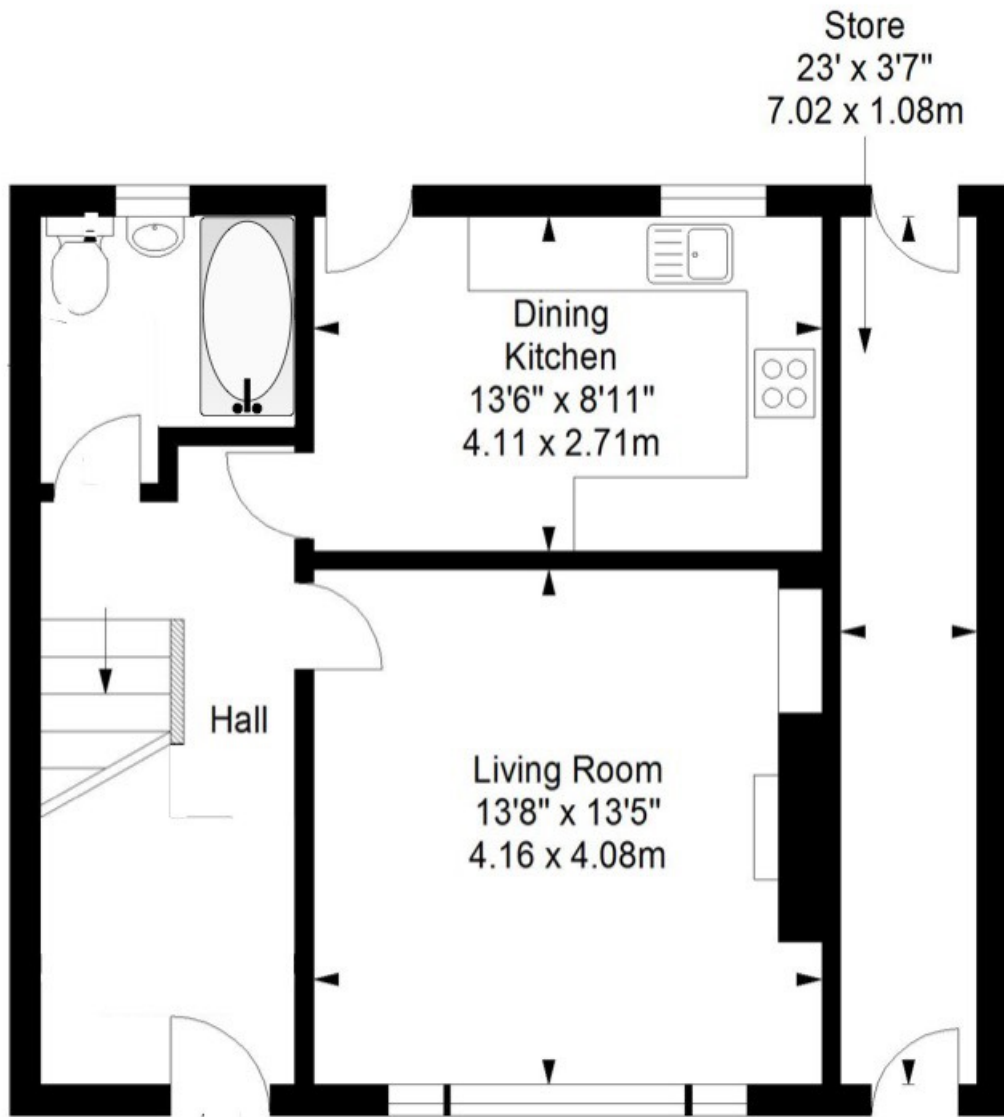
With bath with over-bath shower unit, wash hand basin and WC.

EXTERIOR

To the front is garden laid to lawn with a hedge and gate. To the rear, the garden is predominately laid to lawn. There is a passageway leading from the front to the rear garden that can be used for storage.









Fixed Price Estate Agency £1000 + VAT

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

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