



Ground Floor Flat
Living Room
Kitchen / Breakfast Room
2 Bedrooms
Bathroom
Utility Room
Allocated Parking Space
Offers over £120,000



Ground floor two bedroom flat in move-in condition, will appeal to first time buyers or buyers looking to downsize.



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 £125,000.

The property has mains water, gas, electricity and broadband. Gas central heating. Double glazing.

The approximate size is 77m² and it was built around 1970. It is rated EPC C and Council Tax Band C.

Viewing

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

HALL

With doors leading into the living room, the kitchen, the two bedrooms and the bathroom. Two cupboards.

LIVING ROOM

A bright and spacious lounge with a large west facing window overlooking the garden area.

KITCHEN / BREAKFAST ROOM

Fitted kitchen of wall and base units with coordinated work-surfaces. Stainless steel sink with mixer tap, electric hob and electric oven. Fridge freezer. Door into Utility Room.

UTILITY ROOM

With wall and base units, a washing machine and a tumble drier.

BEDROOM ONE

Built-in wardrobe. Window over front garden area.

BEDROOM TWO

Built-in wardrobe. Window over rear garden area.

BATHROOM

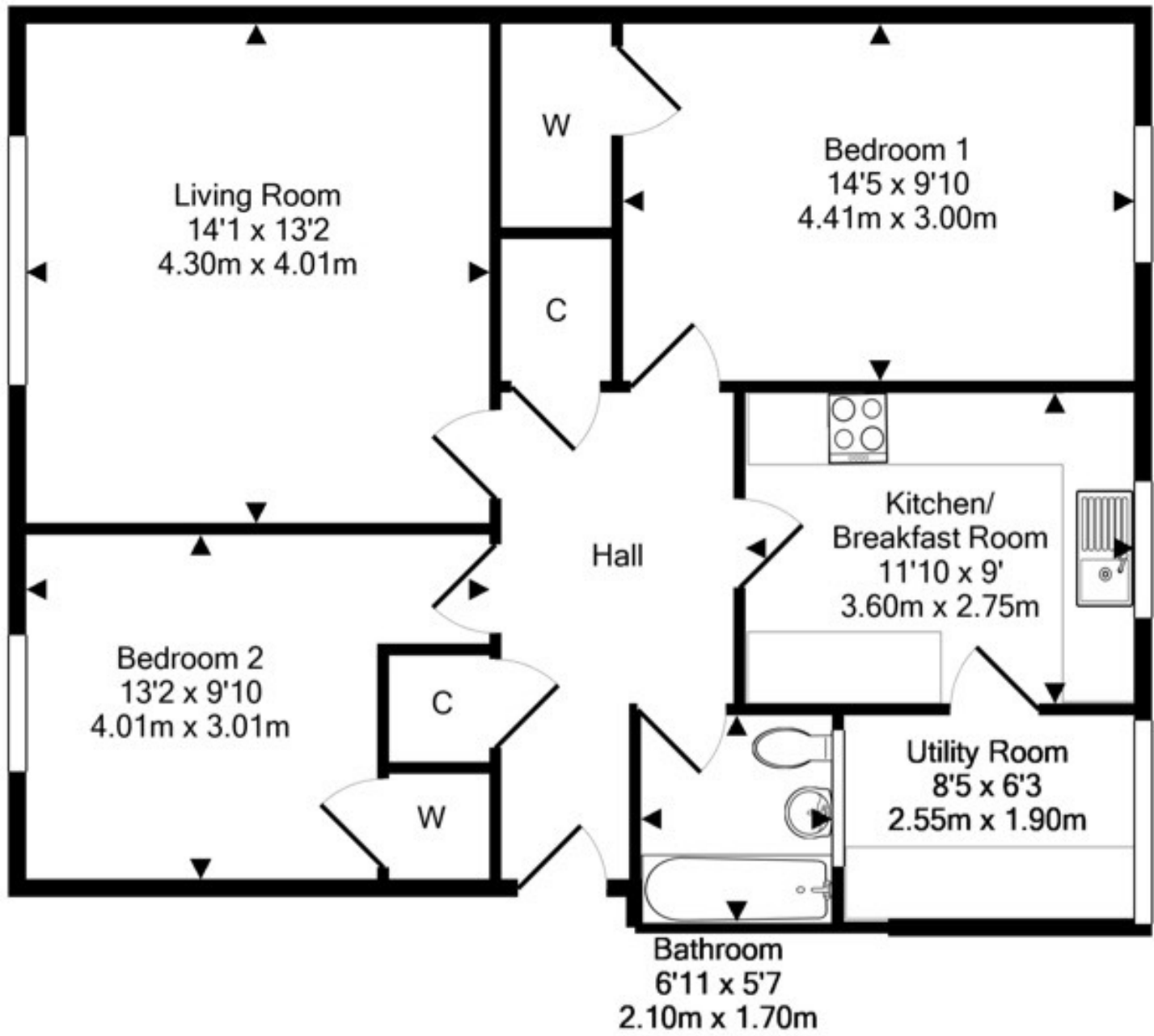
With bath, over-bath shower, wc and wash hand basin. Window.

EXTERIOR

The building is set within a grassy area with mature trees.







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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