



Detached House

Lounge

Kitchen / Dining Room

Dining Room

Family Room

Four Bedrooms

Conservatory

Shower Room

Bathroom

Utility Room

Gardens

A charming four bedroom detached house built around 1790 which has been modernised yet retains much of the character of the original building. It now requires some upgrading.





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 Valuation is £500,000.

The approximate size is 164m² and it was built around 1790. It is rated EPC D and Council Tax Band F.

The property has mains water, gas and electricity. There is a gas central heating system. There is a septic tank located in the garden of the house next door which is shared between the two properties.

Viewing

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



HALL/LANDING

On the ground floor doors lead into the lounge and the dining room. Under-stair cupboard. On the half landing, door leads into the shower room. Upstairs, doors lead into four bedrooms. Cupboard.

SITTING ROOM

With double aspect windows, this south facing room has double patio doors leading into the conservatory. Fireplace with gas living flame fire.

CONSERVATORY

With doors opening into the garden.

KITCHEN/BREAKFAST ROOM

A fantastic open plan area giving flexibility to configure as desired. There is a fitted kitchen of wall and base units with coordinated work-surfaces. Sink with mixer tap, double electric oven. Door into family room. Fireplace with multi fuel stove.

DINING ROOM

Good sized dining room with space for a large table. Window to front of house. Doors lead into the bathroom, the utility room and the kitchen.

FAMILY ROOM

With floor to ceiling windows and double patio doors leading into garden. Also a door leads to the rear of the house.

BATHROOM

On the ground floor, with bath, over-bath shower, wash hand basin and wc.

SHOWER ROOM

On the half landing, with shower, wash hand basin and wc.

BEDROOM ONE

With south facing windows, original fireplace, fitted wardrobes.

BEDROOM TWO

Double bedroom with fitted wardrobe. south facing window, east facing window.

BEDROOM THREE

Double bedroom with north facing window.

BEDROOM FOUR

Bedroom with south facing window.

EXTERIOR

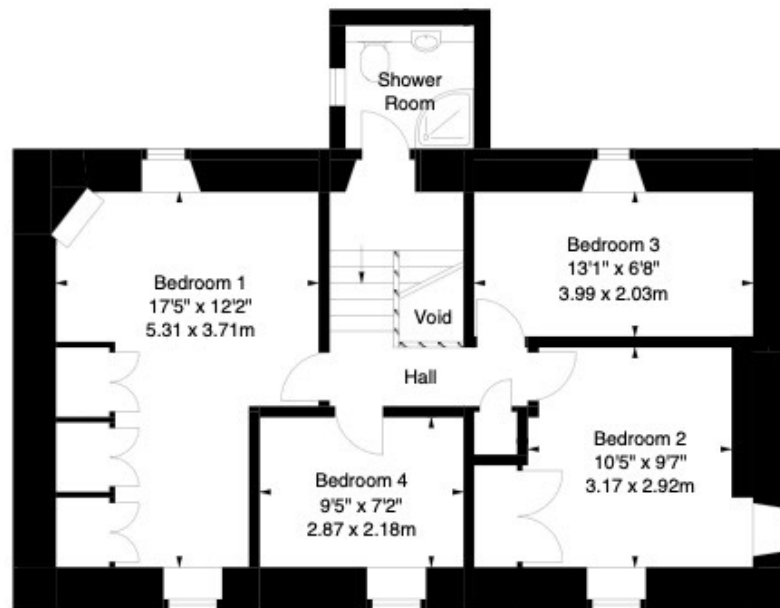
There are gardens laid to lawn with mature planting to the front and at both sides of the house. To the rear is a small area of garden. There is a driveway and a car port. Shed.



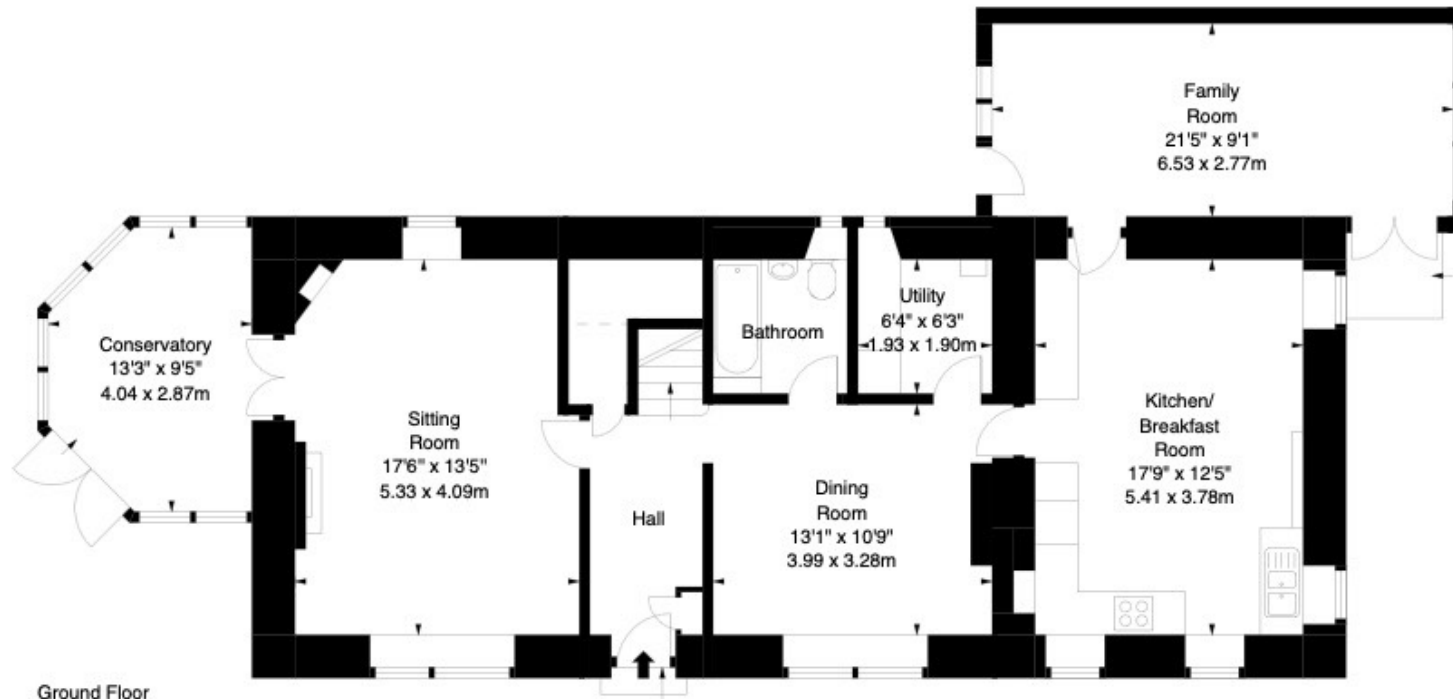








First Floor



Ground Floor



Fixed Price Estate Agency

Under 250k £1000 + VAT Over £250k £1500 +VAT

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