



Two Bedroom Retirement Flat

Lounge / Dining Room

Kitchen

Two Bedrooms

Bathroom

Electric Heating / Double Glazing

Car Park

Shared Garden

Offers over £105,000



Two bedroom, second floor retirement flat situated in a breath-taking and iconic Gothic-style Victorian building in the heart of Haddington.



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 £110,000. The approximate size is 54m². The property is rated as Council Tax band B and EPC band C.

The property has mains water, electricity, broadband and phone. Electric heaters. All windows are double glazed.

The complex (for 55+ only) has a warden during office hours, various communal spaces (including a sunroom with lovely garden views and a laundry area), a sunny communal back garden and a large private parking area for residents. Factoring fee is approximately £160 per month.

Viewing

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



HALL

The front door opens into the hall, which in turn gives access to the lounge, two bedrooms and the bathroom.

LOUNGE

Bright and spacious room with south facing window. Space for a table and chairs.

KITCHEN

Fitted kitchen of wall and base units. Stainless steel sink with mixer tap. Electric cooker.

BATHROOM

Bath with over-bath shower with electric shower unit, wc and wash hand basin.

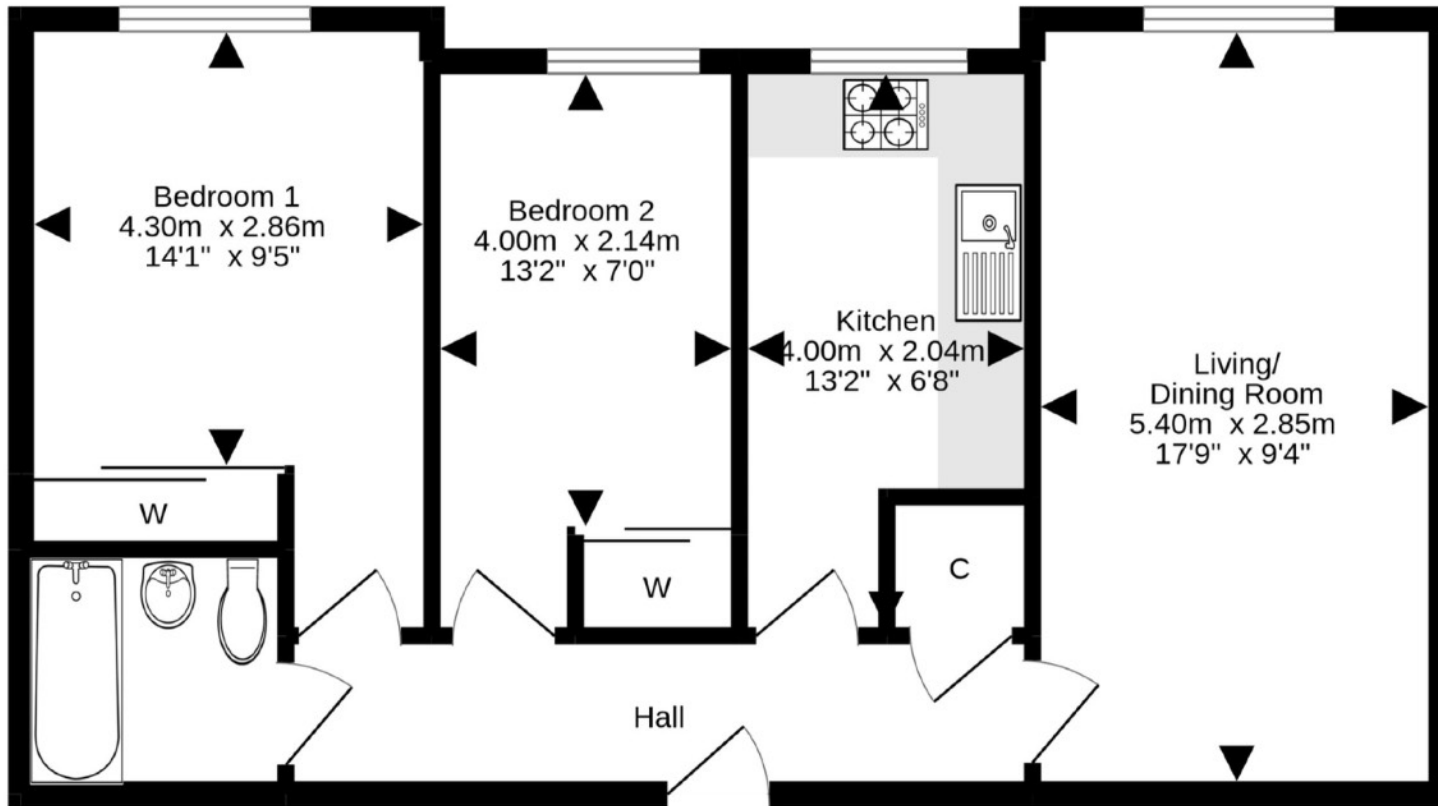
BEDROOM ONE

Double bedroom with fitted wardrobes.

BEDROOM TWO

Bedroom with fitted wardrobes.





Bathroom
1.85m x 1.70m
6'1" x 5'7"

