



14 Meadowpark Haddington EH41 4DS

Main Door Ground Floor Flat

Lounge

Kitchen / Dining Room

2 Bedrooms

Shower Room

Garden

Offers over £175,000



Immaculate main door, ground floor two bedroom flat with garden. Beautifully finished, hand crafted kitchen and shower-room featuring stripped and polished floors.



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 £180,000.

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

The approximate size is 67m2 and it was built around 1850. It is rated EPC D and Council Tax Band B.

Viewing

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



HALL

A wooden front door opens into a vestibule that in turn leads to the hallway. The hall gives access to the kitchen/dining room, two bedrooms and the shower-room. Large cupboard.

LOUNGE

Sunny south facing room with exposed stone wall with windows overlooking garden. Door into garden.

KITCHEN / DINING ROOM

Hand-crafted kitchen made to the highest standard. Belfast sink. Fridge/freezer. Electric cooker. Multi-fuel stove. South facing window overlooking garden. Door to lounge.

BEDROOM ONE

Double bedroom with north facing window. Fitted wardrobe. Hand-crafted vanity unit.

BEDROOM TWO

Double bedroom with north facing window. Fitted wardrobe

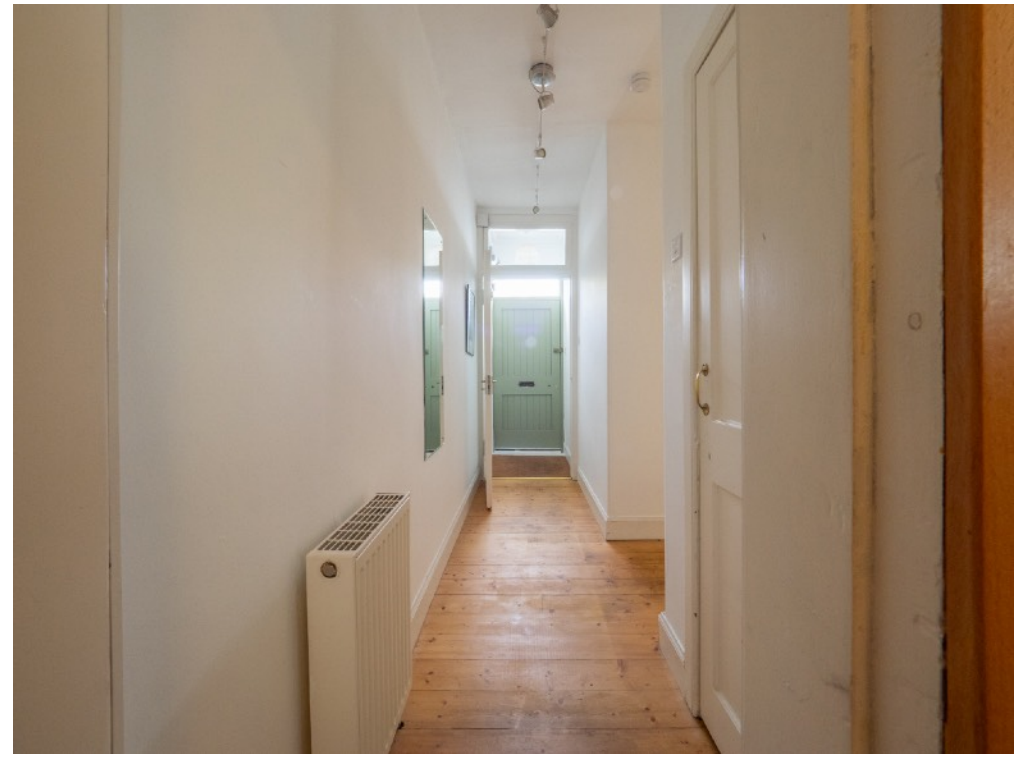
SHOWER ROOM

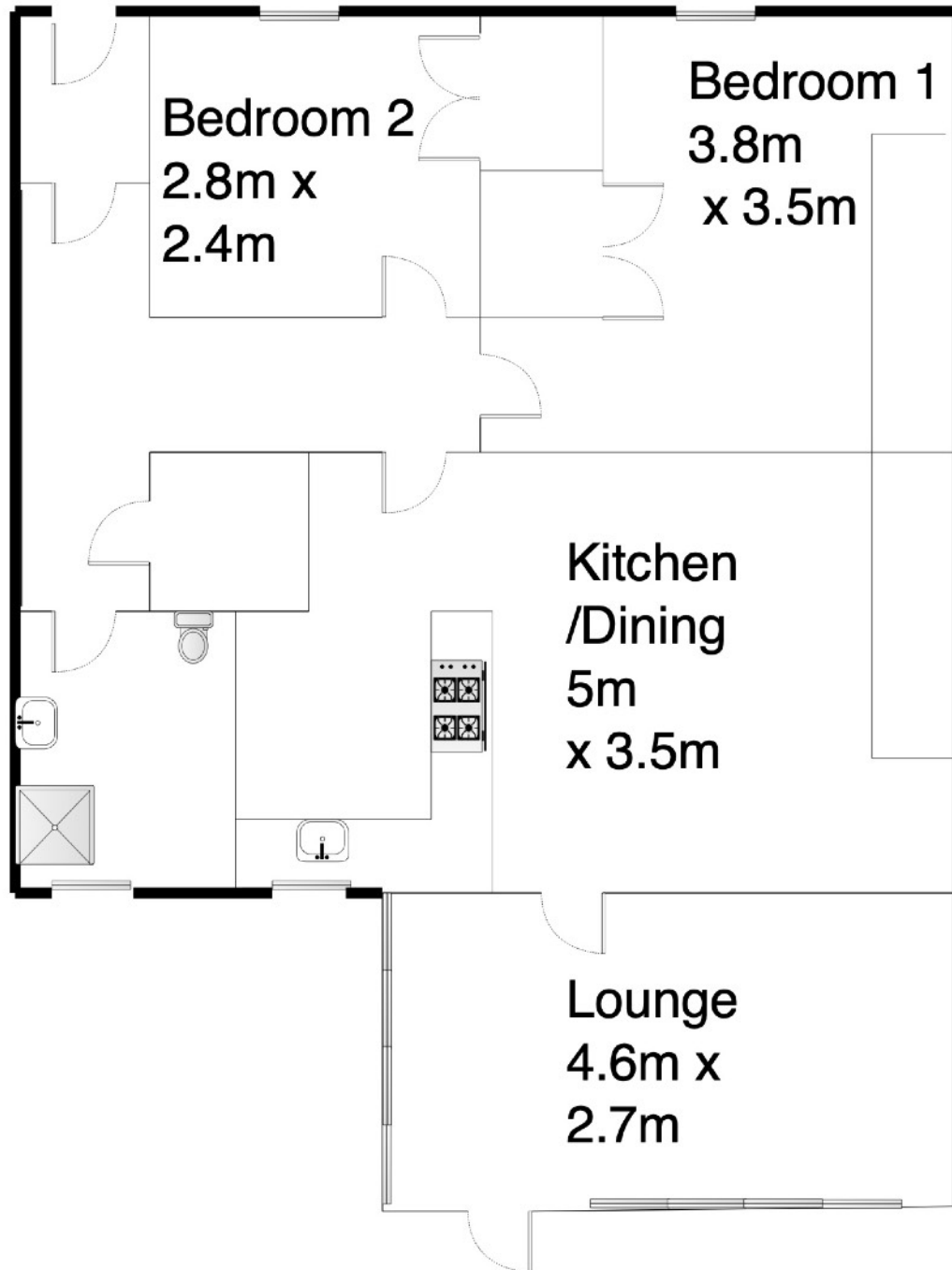
Beautifully finished shower-room with tiled wet-room type shower, white wc and basin.

EXTERIOR

Small garden area to front. Rear garden with lighting, water feature and planters. Shared drying green. Storeroom. Garden shed.









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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