



First Floor Flat

Living / Dining Room

Kitchen

Master Bedroom with ensuite Shower Room

Second Bedroom

Bathroom

Allocated Parking Space

Lift

Offers over £230,000

Fabulous south-facing two bedroom first floor apartment boasting a light, spacious and well presented interior and peaceful tucked away setting within this sought-after riverside development.





## 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 [esc.com](http://esc.com) or requested from Forsyth Solicitors.

The Home Report Valuation is £215,000.

The property has mains water, electricity and broadband. Electric central heating. Double glazing. Curtains, blinds, fridge freezer and washing machine are included in the sale.

The approximate size is 86m<sup>2</sup> and it was built in 2007. It is rated EPC B and Council Tax Band D. There is a monthly maintenance charge of £150.

## 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 two bedrooms and the bathroom. Two cupboards, one with plumbing for washing machine and tumble dryer.

## LIVING / DINING ROOM

A bright and spacious lounge with a south facing double patio doors with Juliet balcony. Plenty of space for sofas and a table and chairs. Dual entrances into kitchen.

## KITCHEN / BREAKFAST ROOM

High quality fitted kitchen of wall and base units with coordinated work-surfaces. Stainless steel sink with mixer tap, SMEG electric hob, integrated microwave and electric oven. Fridge freezer. Two north facing windows.

## BEDROOM ONE

Built-in wardrobes. South facing window. Door leads into ensuite shower room.

## ENSUITE SHOWER ROOM

With shower, wc and wash hand basin.

## BEDROOM TWO

Built-in wardrobe. North facing window towards river.

## BATHROOM

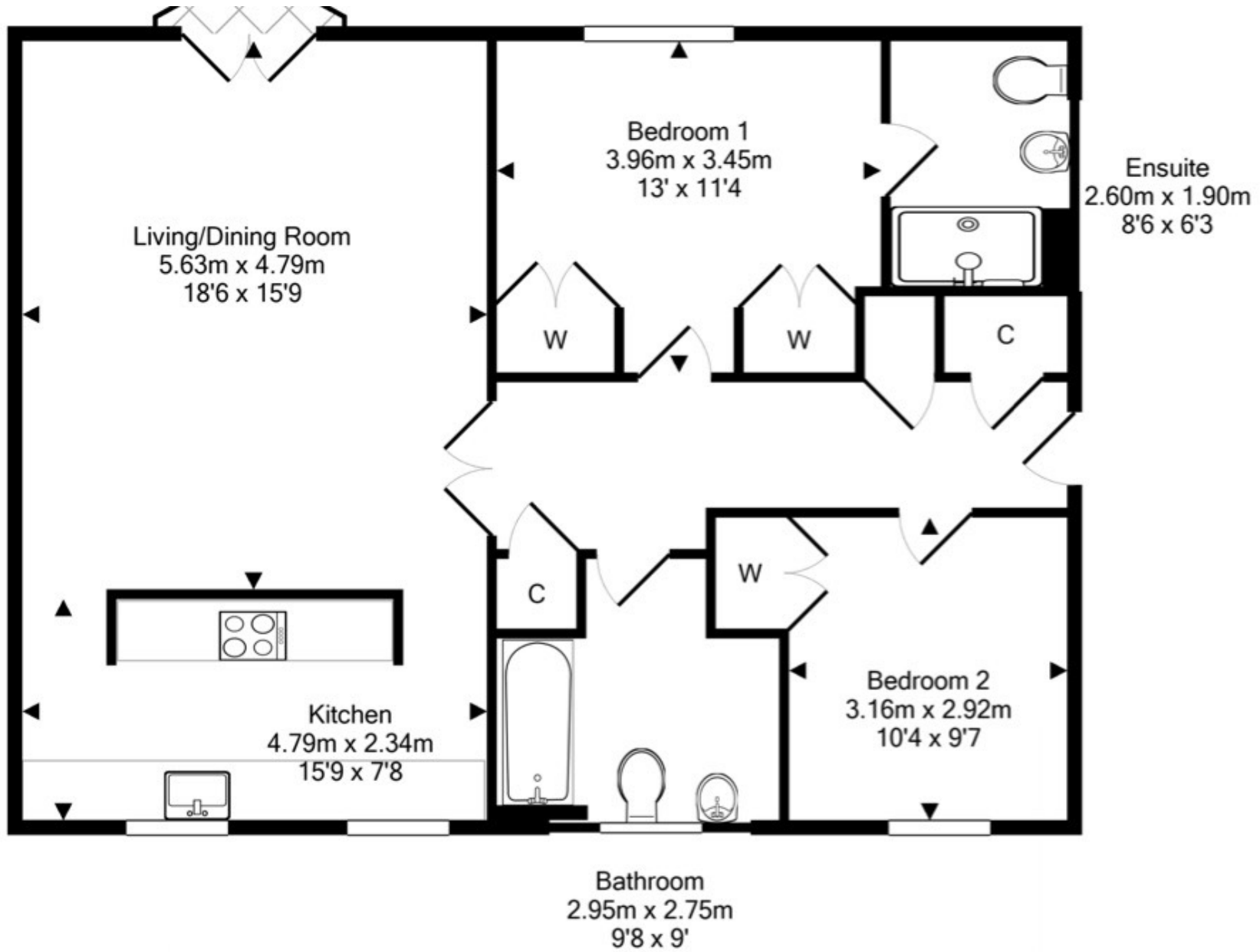
With bath, over-bath shower, wc and wash hand basin. Window.

## EXTERIOR

The building is set within a well maintained gardens with mature trees and planting.







## Fixed Price Estate Agency

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

Includes Photography, Video Tour and For Sale Board

[dg@forsythsolicitors.co.uk](mailto:dg@forsythsolicitors.co.uk) or call 07757 970 850

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