



33 KNOX COURT

KNOX PLACE, HADDINGTON
EH41 4EB



2 BED



1 BATH

Forming part of a retirement development in Haddington, this second-floor flat enjoys two bedrooms, a spacious reception room, neutral decor, and a modern kitchen and shower room, plus access to a shared garden and private residents' parking.



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THE PROPERTY

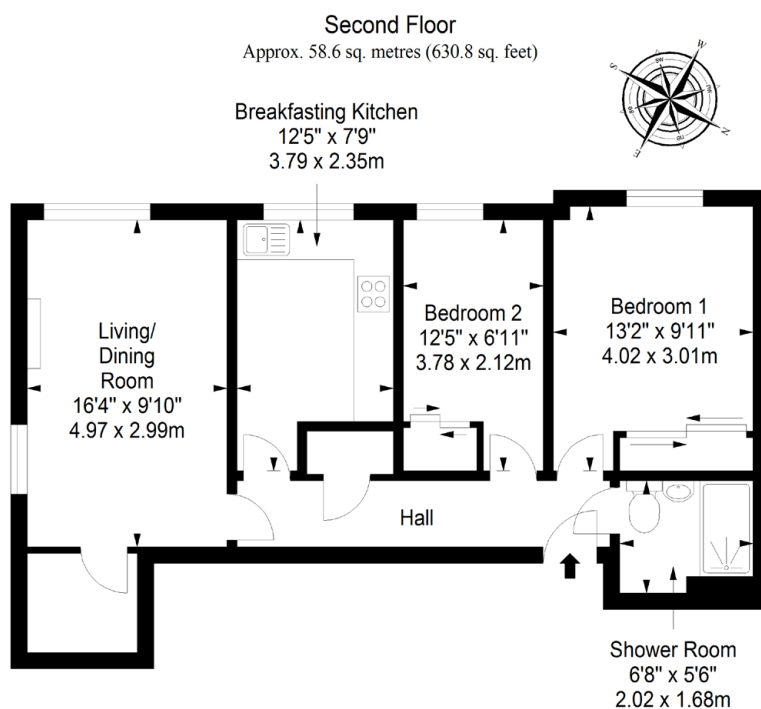
- Situated a very short stroll from Haddington's bustling town centre, this two-bedroom second-floor retirement flat lies within easy reach of a wealth of shops, cafes, coffee shops, and restaurants, as well as other everyday essentials, transport links, scenic open spaces and tranquil walking routes.
- A secure shared stairwell or lift leads to the second floor, where you are welcomed inside by a hallway with useful built-in storage.
- Along the hall to the left, you will find a generous living and dining room. Spanning the entire depth of the property and filled with southerly sunshine through dual-aspect windows, the reception room provides plenty of space for both lounge and dining furniture, all arranged around a modern focal point fireplace.
- Next door in the kitchen, space is provided for a bistro or folding table, creating the perfect space for morning coffee, and a selection of contemporary white cabinets is accompanied by spacious worktops and eye-catching teal-coloured splashbacks. An electric oven and a hob are integrated, whilst a freestanding fridge/freezer, a dishwasher, and a washing machine are included.
- The flat's two neutrally-decorated, carpeted double bedrooms enjoy a similar sunny aspect as the reception room and are accompanied by built-in wardrobes.
- Finally, a modern shower room completes the accommodation on offer and comprises a large shower enclosure, a basin set into storage, and a WC.
- The flat is kept warm by an electric heating and benefits from double-glazed windows and a Careline alarm system.
- Externally, the development offers residents' private parking and shared gardens. The development also benefits from non-resident management staff, a shared laundry, guest facilities, and a communal conservatory.
- Extras: all fitted floor coverings, window coverings, light fittings, integrated appliances, fridge/freezer, washing machine, dishwasher, sofa, table, and bed to be included in the sale.
- EPC Rating: C



All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

LOCATION

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. The town offers a wealth of amenities and state-of-the-art facilities on its vibrant High Street. Large supermarkets and various independent retailers are all on offer. There is an excellent selection of coffee houses, cafes, eateries, restaurants, and pubs. Haddington also offers a range of boutique shops, art galleries, hardware shops, charity shops, and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre, is on the High Street. Haddington offers good state schools at both primary and secondary levels, as well as a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sport Centre (with 2 swimming pools and various fitness classes), and, for walkers and runners, strolls and runs along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick, or further afield.



Total area: approx. 58.6 sq. metres (630.8 sq. feet)

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.