

# 15 Tyne Court Haddington, EH41 4BL

OFFERS OVER £160,000



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- Generously proportioned maisonette flat
- In “move in” decorative order throughout
- Hall, spacious living/diningroom
- Modern fitted kitchen breakfastroom, utility cupboard
- Three good sized bedrooms
- Modern part tiled bathroom, downstairs WC
- Gas central heating. Double glazing. Residents parking
- EPC Band C, Council tax band C

### Description

This is a bright and spacious, maisonette flat (79m sq) forming part of a 1980's development with a riverside setting. In “move in” decorative order throughout, the property benefits from gas central heating and double glazed windows. The accommodation comprises, hall with two storage cupboards, WC with two piece white suite, spacious living/diningroom with triple windows, modern fitted kitchen/breakfastroom with appliances and utility cupboard. Upstairs there are three generous bedrooms and a modern part tiled bathroom with three piece white suite including an electric shower, curtain and rail over the bath.





### Location

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, 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 also on the High Street, offering interesting exhibitions throughout the year. For the sport and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.

### Gardens and parking

There are landscaped communal grounds to the rear of the building with resident's car parking spaces. There is a lovely riverside path to the front of the property which leads into the town centre.

### Extras

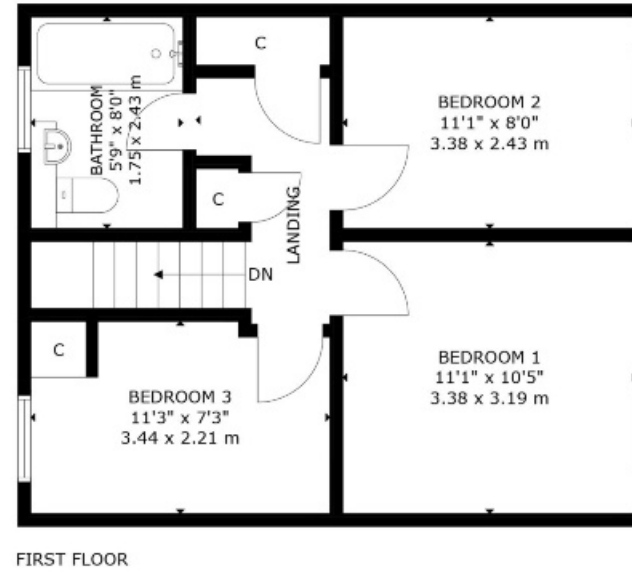
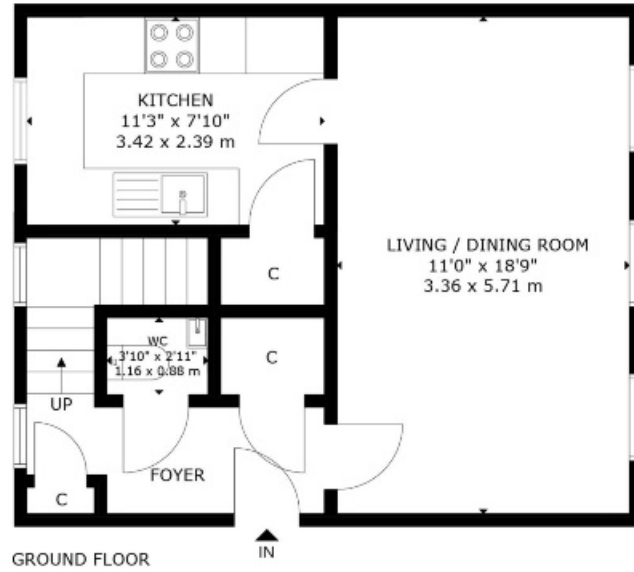
All the fitted floor coverings, curtains, blinds, gas cooker, chimney style cooker hood, automatic washing machine and fridge/freezer are included within the sale price.

### Home Report

The property has been valued at £165,000 and the Home Report is available via the ESPC listing.

### Viewing

By appointment telephone Agents on 0131 665 3131



15 TYNE COURT, HADDINGTON  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 852 SQ FT / 80 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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