



53 MARKET STREET
HADDINGTON, EAST LoTHIAN, EH41 3JG





SUMMARY

Offering immaculately presented, contemporary interiors, this two-bedroom, main-door first-floor flat is situated in Haddington town centre, with excellent amenities on the doorstep. The home is presented in a true move-in condition and is sure to appeal to a wealth of buyers, such as first-time purchasers, professionals, couples, and rental investors alike. As well as the town centre's amenities being close to hand, the flat lies within easy reach of schools, transport links, leisure facilities, parks, and the scenic East Lothian countryside.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.







"This traditional two-bedroom flat is presented in an immaculate, move-in condition with attractive, contemporary interiors."







"The town centre flat benefits from excellent amenities on the doorstep and within enviable easy reach."

FEATURES

- Main-door first-floor flat in Haddington
- Part of a handsome C-listed building in the town centre
- Beautifully presented, modern interiors
- Private ground-floor entrance and first-floor hall
- Well-proportioned, elegant living/dining room
- Contemporary, fully integrated kitchen
- Two stylish double bedrooms
- Attractive bathroom with shower-over-bath
- Residents' permit parking (subject to application)
- Gas central heating system
- Partial double glazing





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
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DX540733 Haddington

espc

HOUSE SALES

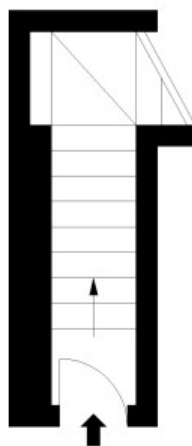
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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.

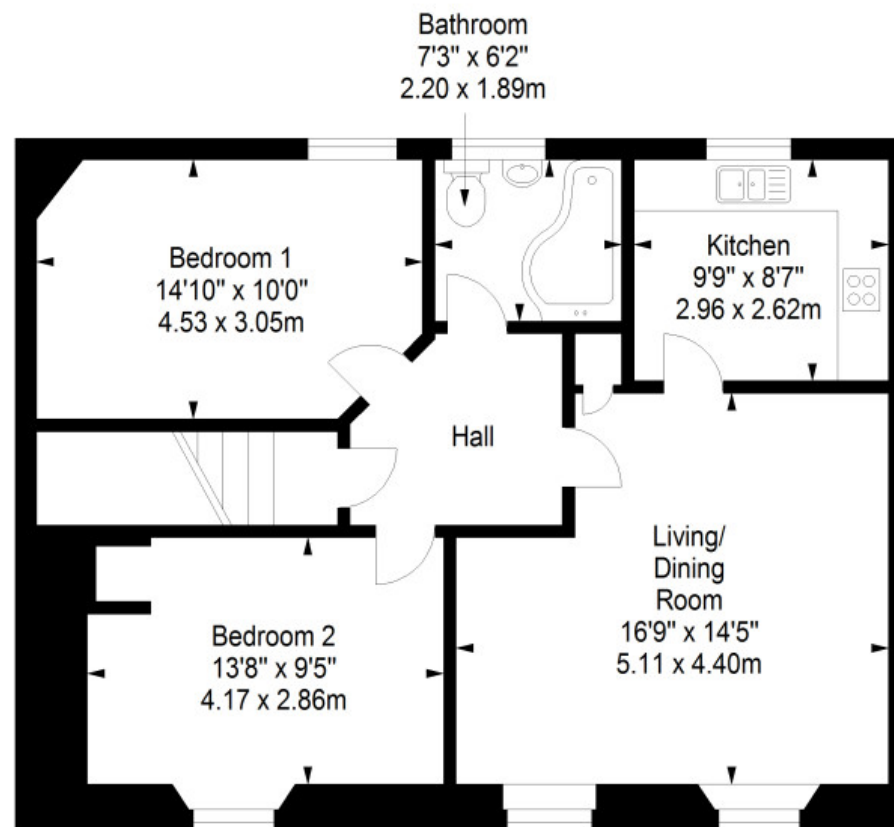
FLOORPLAN



Ground Floor
Approx. 5.1 sq. metres (54.9 sq. feet)



First Floor
Approx. 74.1 sq. metres (797.6 sq. feet)



Total area: approx. 79.2 sq. metres (852.5 sq. feet)