





Forming part of a handsome building in Haddington, this duplex flat is arranged over the second and third floors and offers stylishly presented interiors, with a tasteful colour palette throughout. The three-bedroom property benefits from an open-plan living area, an en-suite shower room, and a family bathroom, representing an ideal home in an excellent location, next to the River Tyne and within easy reach of amenities. These include a selection of shops, primary and secondary schools, and transport links.

Extras: Integrated kitchen appliances comprising an oven, microwave, hob, extractor hood, and fridge/freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Duplex flat in a handsome building in Haddington
- Arranged over the second and third floors
- Secure shared entrance and stairwell
- Entrance hall with built-in storage
- Open-plan kitchen and living/dining room
- Mezzanine-level principal bedroom with en-suite shower room
- Two further bedrooms (one with storage)
- Family bathroom with shower-over-bath
- Set in landscaped shared grounds
- Private residents' parking







"THIS THREE-BEDROOM,
TWO-BATHROOM DUPLEX
FLAT IS WELL-PRESENTED
WITH MODERN INTERIORS
AND IS SURE TO APPEAL TO A
WIDE DEMOGRAPHIC."





EPC RATING:



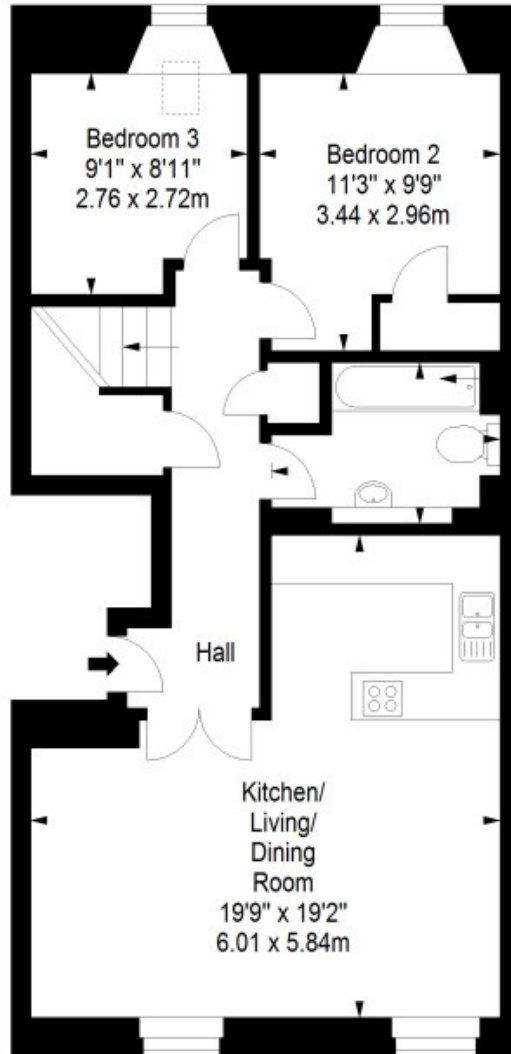
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

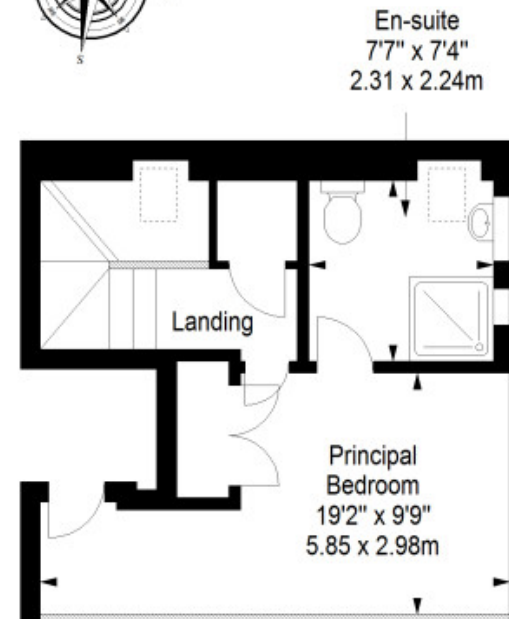
Second Floor

Approx. 67.0 sq. metres (721.2 sq. feet)



Third Floor

Approx. 27.7 sq. metres (298.2 sq. feet)



Total area: approx. 94.7 sq. metres (1019.4 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.