

# 1/9 Tindall Close Haddington, EH41 3FD

OFFERS OVER £225,000



drummondmiller



- Modern, generously proportioned top floor flat
- Lift access to all floors
- Hall, spacious living/diningroom with balcony
- Modern fitted kitchen/breakfastroom
- Two generous double bedrooms, master en suite
- Modern part tiled bathroom
- Gas central heating. Double glazing. Residents parking
- EPC Band B, Council tax band E

### Description

This is a modern, bright and generously proportioned top floor (87m sq) forming part of a new build development close to local shops and primary school. In “move in” decorative order throughout, the property benefits from gas central heating, solar panels, double glazed windows, lift access to all floors and storage cupboard within the common stair. The accommodation comprises, well maintained shared entrance and stair, hall, spacious living/diningroom with sunny balcony, modern fitted kitchen/breakfastroom with appliances, master bedroom with twin, mirror fronted fitted wardrobes and en suite shower room, second rear facing double bedroom with mirror fronted fitted wardrobes and open views to the Lammerrmuir Hills, and finally the side facing modern part tiled bathroom with three piece white suite including a shower and screen 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

The property sits within well maintained communal grounds and there is a residents car park to the rear of the property with an allocated parking space

### Extras

All the fitted floor coverings, balcony and kitchen blinds, integrated gas hob, oven, microwave, chimney style cooker hood, dishwasher, automatic washing machine and fridge/freezer are included within the sale price.

### Factors

The property is factored by Spiers Gumley with a charge of approximately £80pcm which covers the block building insurance, lift maintenance and upkeep of all the communal areas.

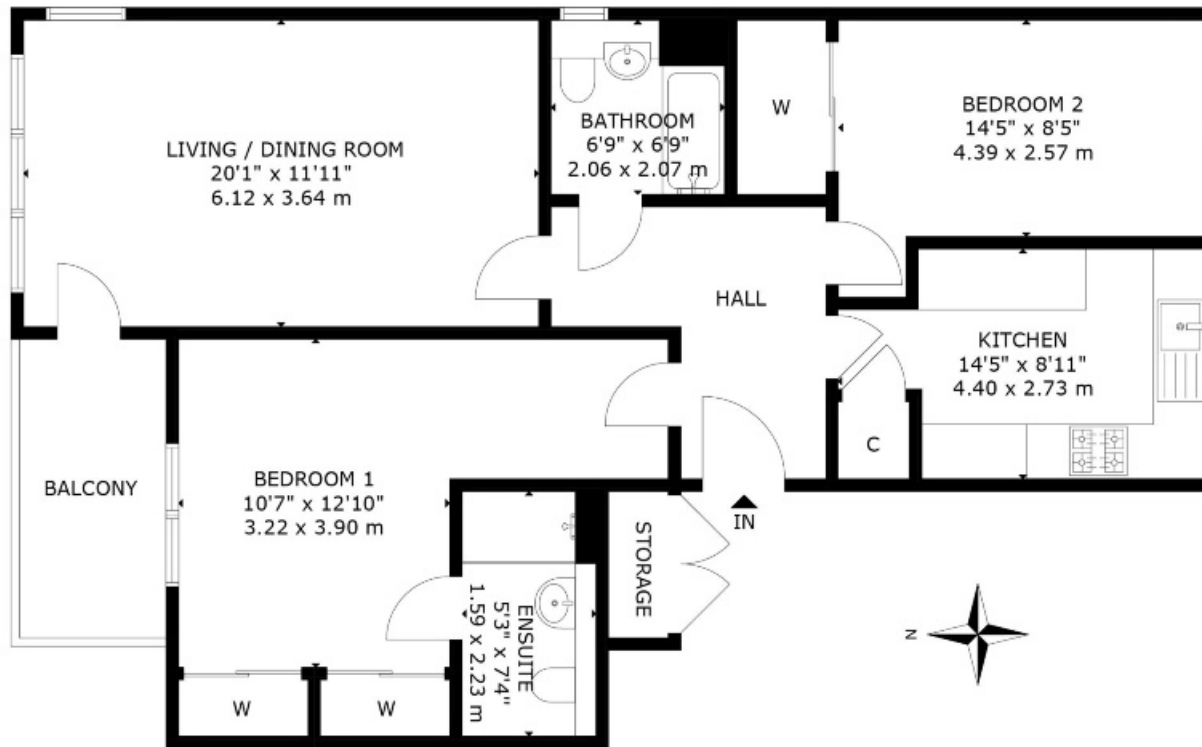
### Home Report

The property has been valued at £230,000 and the Home Report is available via the ESPC listing.

### Viewing

By appointment telephone Agents on 0131 665 3131





SECOND FLOOR

1/9 TINDALL CLOSE, HADDINGTON, EH41 3FD  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 953 SQ FT / 89 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh  
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
[dm-property.com](http://dm-property.com)

