



GILSON GRAY

LAW • PROPERTY • FINANCE

3A STATION ROAD

Haddington, East Lothian, EH41 3NU



On entering this first-floor flat, a hall provides a warm welcome, as well as built-in storage and an under-stair alcove for coats and shoes. In the living room, a spacious footprint is brightly illuminated by a south-facing window. It is decorated with white walls and a solid oak floor, and features a press cupboard and a handsome mantelpiece inset with a log-burning stove. Next door, the dining kitchen is equally generous in its proportions. It has a stylish design, fitted with white cabinets and downlit wooden worktops, accompanied by fashionable splashbacks and seamlessly integrated appliances. The three double bedrooms are located throughout the home. Bedrooms one and two are large doubles (the former boasting a log-burning stove and the latter a press cupboard), and one is currently being utilised as a home office. A newly fitted three-piece bathroom and modern three-piece shower room (with a rainfall shower) complete the home.

FEATURES

- Inviting hall with built-in storage
- Living room with a log-burning stove
- Stylish dining kitchen with integrated appliances
- Utility cupboard with storage and plumbing for a washing machine
- Principal bedroom with a log burner
- Two additional bedrooms
- Modern three-piece bathroom
- Quality three-piece shower room
- Large communal garden, shared bike store, and private shed
- On-street parking is available in the vicinity
- EPC rating - C
- Council Tax Band - C







Outside, the flat has shared use of a large rear garden, which has a patio and a well-kept lawn, framed by mature planting. It is fully enclosed by a stone wall and it has a private shed and a shared store for bikes. Furthermore, on-street parking is available in the vicinity.

Extras: Integrated kitchen appliances (hob, oven, fridge/freezer, and dishwasher) are included in the sale. The chandeliers are not included as part of the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

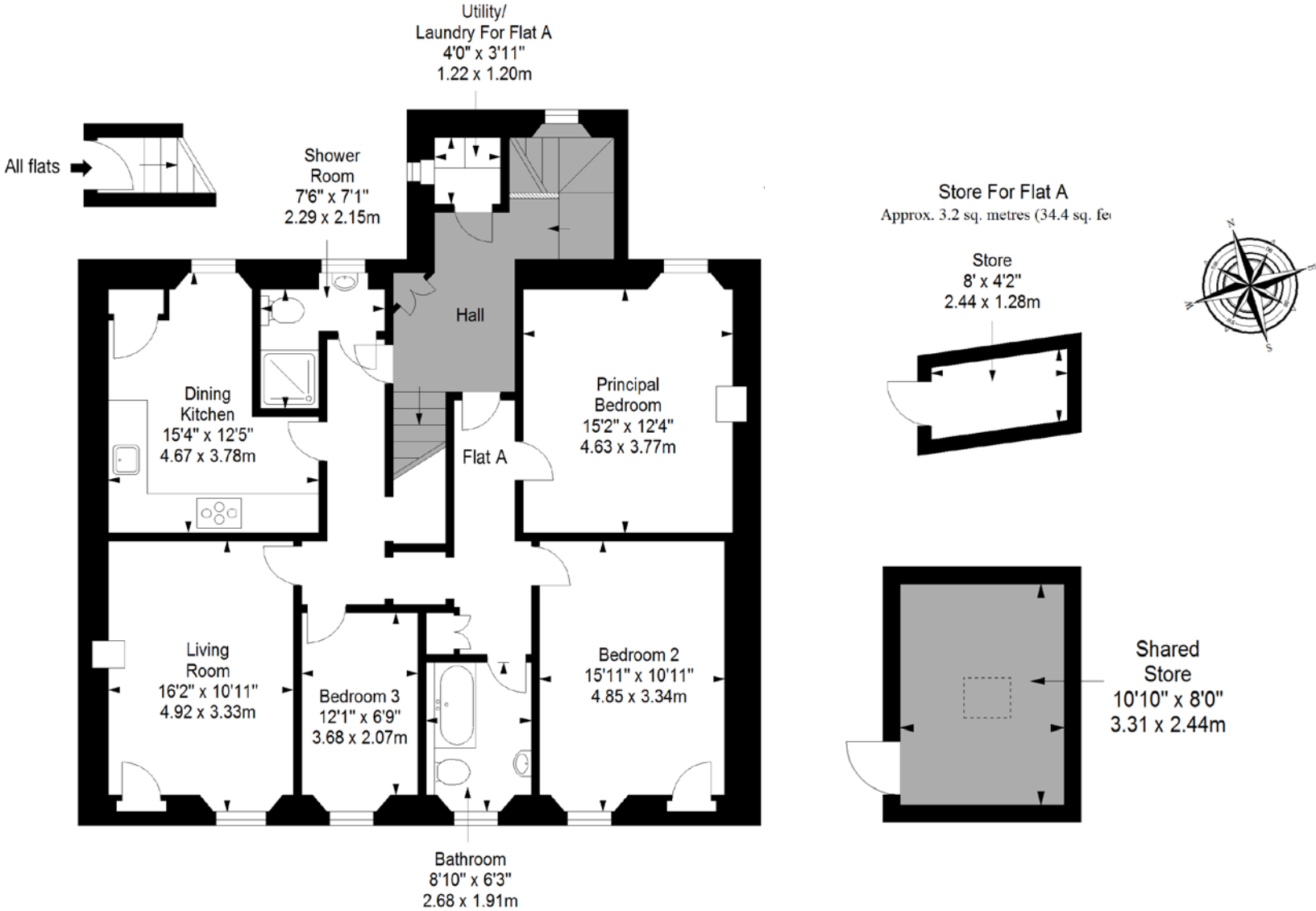


THE AREA

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.



FLOORPLAN





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



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