



70A HIGH STREET
HADDINGTON, EAST LOTHIAN, EH41 3EN



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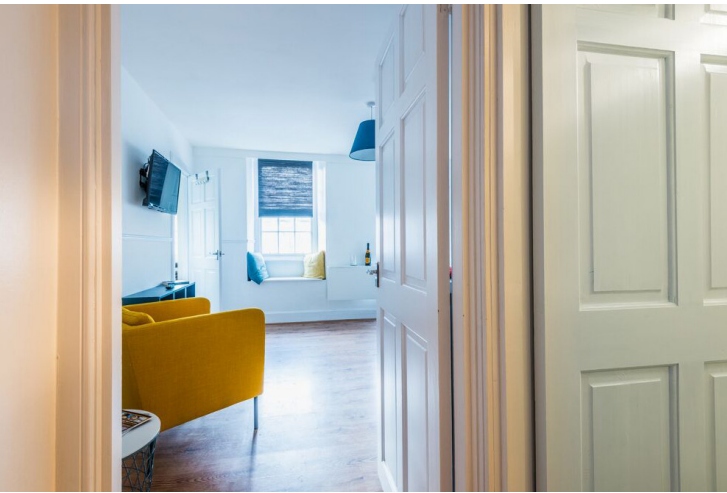
COUNCIL
TAX BAND

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PROPERTY SUMMARY



This one-bedroom flat enjoys a central address in the historic market town of Haddington, with the Capital easily reached by road, bus, or nearby rail links. It lies on the first-floor of a listed period property and is tastefully presented with a modern neutral finish. The interiors include a south-facing reception room and kitchen with a social open-plan layout, a double bedroom quietly located to the rear, and a stylish shower room. There is also unrestricted on-street parking in the surrounding area. The property will be of interest to investors and those seeking a quieter alternative to city living. Extras: All fitted floor and window coverings and light fittings are included.







"...Sunny open-plan reception room and kitchen adjoined by a bright storage/study area..."







"...An attractive one-bedroom home with open-plan living and a convenient central address in picturesque Haddington."

FEATURES

- Desirable market town address
- Tastefully presented interiors
- First-floor flat in a listed 19th-century property
- Shared stairwell with secure entry system
- Entrance hall
- Sunny open-plan reception room and kitchen adjoined by a bright storage/study area
- One rear-facing double bedroom
- Stylish shower room
- Unrestricted on-street parking
- Electric heating



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

**Tel: 01620 825 368
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DX540733 Haddington



HOUSE SALES

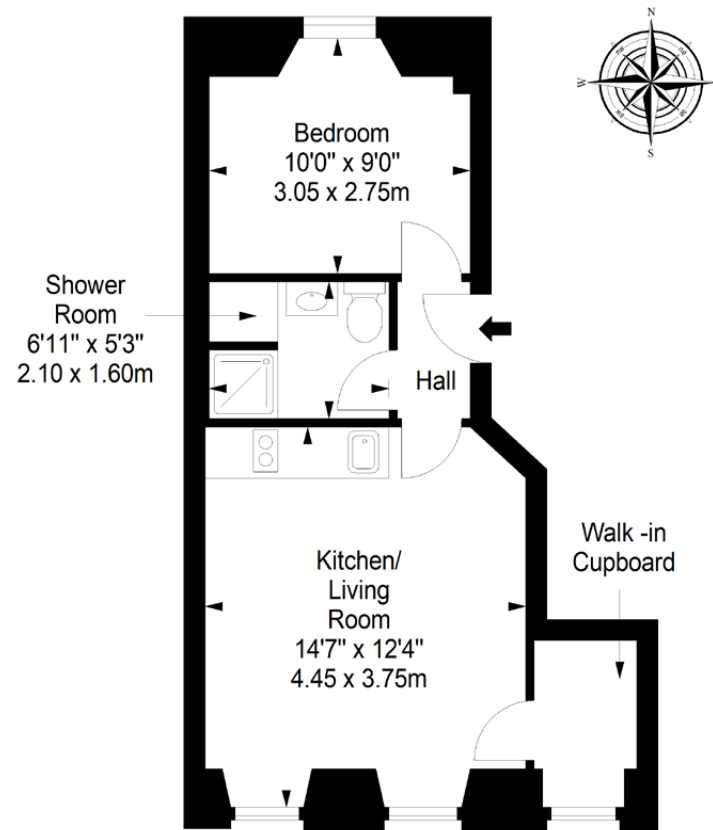
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

First Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



Total area: approx. 31.1 sq. metres (334.8 sq. feet)