



GARDEN STIRLING BURNET

## FLAT 9, GEORGE HOUSE

75 HARDGATE, HADDINGTON, EAST LOTHIAN, EH41 3JN



1



1



EPC  
RATING



COUNCIL  
TAX BAND

B



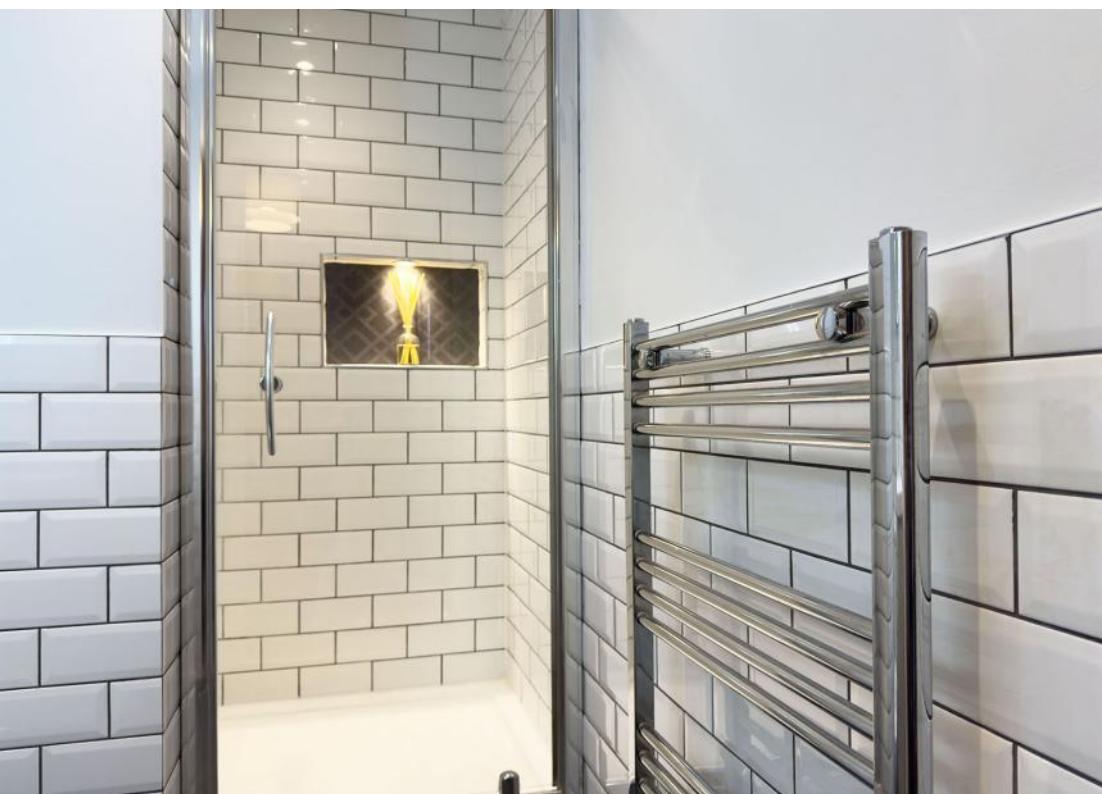
## SUMMARY

Nestled in a prime central location in Haddington, this delightful and sunlit one-bedroom first-floor flat is conveniently positioned just off the High Street, offering a unique retreat close to the town centre. The flat is housed in the iconic former George Hotel, which was transformed into modern flats in 2018. Accessed via a spacious and elegantly curved staircase, this flat is one of only three units in the stairwell, ensuring a sense of community and privacy. The interior has been meticulously modernised with tasteful neutral tones and high quality, contemporary fixtures and fittings. This charming flat presents an ideal opportunity for comfortable and affordable living in a vibrant community setting.

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

## FEATURES

- First-floor flat in Haddington
- Part of the iconic former George Hotel
- Beautifully designed to a modern standard
- Secure communal entrance and stairwell (shared with only two other flats)
- Welcoming hall with built-in storage
- Open-plan kitchen/living/dining room with characterful curved window
- Sleek, fully-integrated kitchen design
- Double bedroom with built-in wardrobe
- Stylishly appointed shower room
- Gas central heating system
- Energy efficient LED lighting and plantation shutters throughout
- Adheres to latest fire safety regulations (plus a sprinkler system)





OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS

Tel: 01620 825 368  
Fax: 01620 824 671

DX540733 Haddington

éspc

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. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 43.0 sq. metres (462.9 sq. feet)