



HADDINGTON  
19 ABBOTS VIEW

**FIXED PRICE £160,000**



 **GSB PROPERTIES**

**TO VIEW** TELEPHONE 01620 825368 **WEB** [www.gsbproperties.co.uk](http://www.gsbproperties.co.uk)

# HADDINGTON

## 19 ABBOTS VIEW

**FIXED PRICE £160,000**

**MOST ATTRACTIVE END  
TERRACED VILLA  
POPULAR RESIDENTIAL  
AREA CLOSE TO TOWN  
AND BYPASS**

**ENTRANCE HALL  
CLOAKROOM  
OPEN PLAN  
KITCHEN/BREAKFAST ROOM  
LOUNGE/ DINING/FAMILY  
ROOM  
4 BEDROOMS  
BATHROOM  
GOOD STORAGE  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
LARGE SUNNY GARDEN**

**VIEWING: TELEPHONE GSB  
PROPERTIES 01620 825368 or  
OWNER 07782297457**

Haddington is the county town of East Lothian

### 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.

**GSB PROPERTIES**

### OFFERS TO:

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TEL: 01620 825368  
FAX: 01620 824671

**ESPC**  
espc.com

## General Description

and, as such, has an excellent shopping centre, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern swimming pool/leisure centre, squash courts, 18 hole golf course and numerous sports and social clubs. The town is surrounded by typically beautiful East Lothian countryside and the fine coastline to the north is also easily accessible. The town is also within comfortable commuting distance to Edinburgh with the city bypass being minutes away, providing ready access to the city, airport and motorway network leading north and west.

The property for sale is an attractive end-terraced villa which offers spacious living accommodation with a flexible layout. On the ground floor there is an open plan kitchen/breakfasting area, lounge/dining room, cloakroom and double bedroom with three further bedrooms and a family bathroom to the first floor. Outside the property benefits from gardens to both the front and rear with ample off street parking close by. It also has the benefit of full gas fired central heating and quality double glazing.

This is a lovely comfortable and modern family home in pristine, ready to walk in condition. Early viewing is highly recommended.

### ENTRANCE HALL

### Accommodation

Front door with glazed side screen opens into the spacious hallway which gives direct access to the kitchen, cloakroom and downstairs bedroom. Stairs leading to the upper floor accommodation. Cloaks cupboard and under stairs storage cupboard. Fitted carpet.

### CLOAKROOM

Downstairs cloakroom with glazed window, low level w/c, and wash hand basin. There is a possibility of adding a shower cubicle (Subject to planning permission).

### KITCHEN/BREAKFAST ROOM

5.14m x 2.40m (16'8" x 7'8")

With a glazed door giving access to an enclosed courtyard area, the kitchen of freestanding units with tiling over the worktops. It incorporates a 2 bowl stainless steel sink unit fitted with mixer taps and with plumbing for both a washing machine and dishwasher. Built-in gas hob and oven. Door leading to the lounge/dining Room.

### LOUNGE/DINING ROOM

6.17m x 4.14m (20'2" x 13'5")

A bright and well proportioned room with double windows overlooking the rear garden and rear door. Real wood floor and dado rail surrounding the room. TV connection points and telephone points.

### BEDROOM 4 4.18m x 2.56m (13'7" x 8'4")

Useful downstairs double bedroom with wide window to the front aspect of the property. Fitted carpet with hatch to storage attic.

### STAIRS AND LANDING

A U shaped stair with side window, gives access to the bathroom at mezzanine level and to the bedrooms. Fitted carpet to stairs and landing.

### BATHROOM

The bathroom is fitted with a three piece suite comprising low level w/c, wash hand basin and panel bath with shower over. Full tiling surround. Glazed window and ceramic tiled flooring.

### BEDROOM 1 4.13m x 3.62m (13'6" x 11'10")

Spacious main bedroom with a large window which has a pleasant open outlook over the rear garden. Extensive, built-in fitted wardrobes. Wooden floor, television and telephone connection point.

### BEDROOM 2 4.24m x 2.40m (13'10" x 8')

Double bedroom with wide window to the front aspect of the property and built-in fitted wardrobe. Fitted carpet.

### BEDROOM 3 2.77m x 2.49m (9'1" x 8'2")

Larger single bedroom with a window which has pleasant outlook over the garden, two built-in fitted cupboards and tiled carpet.

### GARDEN

The property includes a patio garden to the front and a large rear garden, all of which have well been maintained. The fully enclosed patio garden, accessed from the kitchen and with a gate leading out to the main entrance courtyard contains an outside stores area which allows for additional storage space. The larger rear garden which is mainly laid to lawn with a range of flower and shrub borders.

### EXTRAS

Included in the sale are all floor and light fittings.

### NOTE

The washing machine, dishwasher and fridge/freezer may be negotiable under separate negotiation.

