



HADDINGTON
24 DOBSONS WALK

LOWER FIXED PRICE £99,995
WELL BELOW HOME REPORT VALUATION

 **GSB PROPERTIES**
TO VIEW TELEPHONE 01620 825368 **WEB** www.gsbproperties.co.uk

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REPORT VALUATION**

VIEWING: TELEPHONE GSB

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General Description

Haddington is the county town of East Lothian and as such has an excellent shopping centre, schooling for all ages and a wide range of leisure and recreational facilities. The town is surrounded by typically beautiful East Lothian countryside and the Lammermuir Hills to the south and coastline to the north are both easily accessible. Commuting into Edinburgh is both fast and easy by car and there are regular bus services to and from the city. The City Bypass also provides ready access to the airport and motorway network leading north and west.



**MODERN 2ND FLOOR FLAT
IN POPULAR RESIDENTIAL AREA
RECENTLY REFURBISHED TO
A HIGH STANDARD
IDEAL FIRST TIME BUY**

**SHARED STAIRWELL
ENTRANCE HALL
LOUNGE
KITCHEN
DOUBLE BEDROOM
SHOWER ROOM
AMPLE STORAGE
WHITE METRE HEATING
ALLOCATED PARKING**

The property offered for sale is a modern 2ND Floor Flat, recently modernised and improved to a high standard. Recent improvements include a new kitchen, shower room and general decoration. The property benefits from economy white meter electric heating. In brief, the accommodation comprises entrance hall and stairs, lounge, kitchen, double bedroom and shower room. Outside there is a designated parking space close to the house with further parking facilities provided within the large cul-de-sac to the front.

This is a bright, comfortable home – ideal for first time buyers. Early viewing is highly recommended

Accommodation

ENTRANCE HALLWAY

Hallway leading to the lounge, shower room and double bedroom. Wooden effect laminate flooring. Storage cupboard. Hatch to attic space. Telephone point.

LOUNGE 4.93m x 2.87m (16'2 x 9'5)
Spacious and bright room with two wide windows to the side aspect of the property. Wooden effect laminate flooring. Television point. Spotlights to ceiling.

KITCHEN 2.85m x 1.98m (9'4 x 6'5)
Fitted with a quality range of wall and base level units with work surface over and incorporating a stainless steel sink unit and drainer. Integral kitchen appliances including washer/dryer, dishwasher, fridge/freezer and ceramic hob with electric oven. Tiled floor. Window to side with views out over the sports fields towards Traprain Law.

BEDROOM 3.92m x 2.65m (12'10 x 8'8)
Good sized double bedroom with window to the side aspect. Fitted wardrobe. Wooden effect laminate flooring. Window to side aspect. Television point.

SHOWER ROOM

Fitted with a three piece suite comprising low level w/c, wash hand basin and double shower cubicle. Fully tiled walls. Frosted window to side aspect. Tiled flooring.

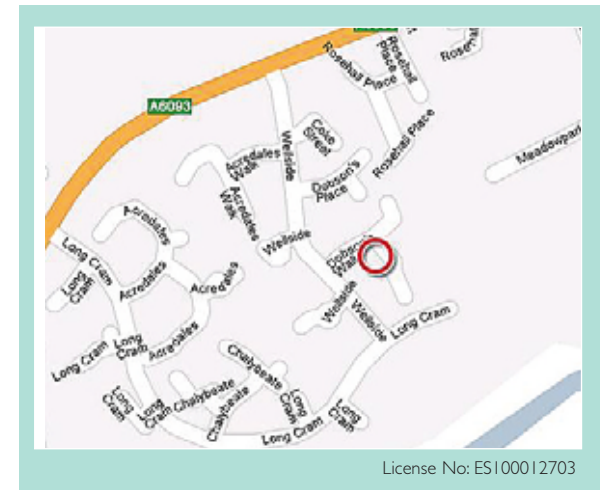
PARKING

An allocated parking space is found at the side of the property.

EXTRAS

All floor and light fittings. All integral kitchen appliances as previously stated.

COUNCIL TAX BAND - B



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

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