



HADDINGTON
4a MARKET STREET

OIRO £100,000

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

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IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY

MODERN FIRST FLOOR FLAT REQUIRING SOME MODERNISATION



CONVENIENT CENTRAL LOCATION

PRIVATE ENTRANCE HALLWAY LOUNGE KITCHEN

DOUBLE BEDROOM SINGLE BEDROOM BATHROOM GAS CENTRAL HEATING

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General Description

Haddington is the County Town for East Lothian 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 complex, 18 hole parkland golf course and numerous sports and social clubs. The town is surrounded by typically beautiful East Lothian countryside with the Lammermuir Hills to the south and the fine coastline to the North, both being easily accessible. For those commuting into Edinburgh the journey by car is both fast and easy and there are regular bus services to and from the city and surrounding areas.

Accommodation

ENTRANCE

Located on the corner of Court Street and Market Street, the property is accessed through a solid front door with staircase leading to the first floor accommodation.

HALL

Giving access to the lounge and bathroom with fitted with carpet. Window to the rear aspect

LOUNGE 5.11M X 4.41M (16'09 X 14'05)

A bright and well proportioned room with two windows overlooking the front of the property, and

The property offered for sale is a first floor flat centrally located within the town. It has been generally well maintained and has the benefit of gas central heating. The accommodation comprises private front door and staircase, leading to hall, lounge, kitchen, double bedroom, single bedroom and bathroom.

This is a great little property which would benefit from some further upgrading such as a new kitchen and bathroom. Ideally suited to first time buyers or indeed as a rental opportunity, early viewing is highly recommended.

feature gas fire. TV and telephone connection points. Door to the kitchen.

KITCHEN 1.76M X 3.67M (12'00 X 5'09)

With a window overlooking the front of the property, the kitchen is fitted with base and wall units with tiling over the worktops. It incorporates a sink unit with draining board. Vinyl flooring.

BEDROOM 1 3.79M X 2.48M (12'05 X 8'02)

Double bedroom which overlooks the side of the property. Built-in fitted wardrobe sliding mirrored doors. Fitted carpet.

BEDROOM 2 3.43M X 2.72M (11'03 X 8'11)

Single bedroom with windows to front and side aspect with fitted carpet.

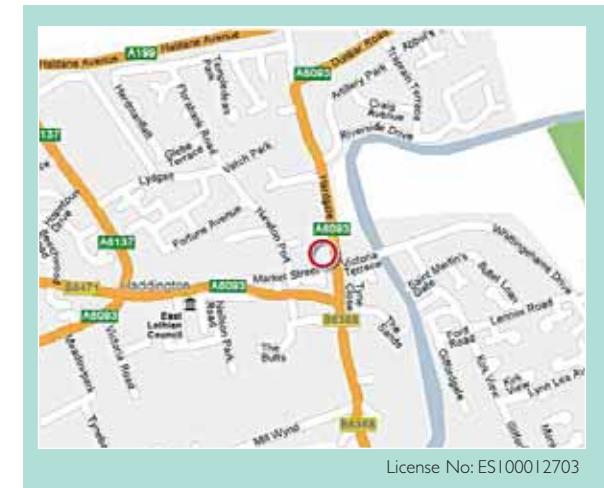
BATHROOM

A surprisingly spacious bathroom fitted with a four piece suite comprising low level w/c, wash hand basin, panel bath and shower cubicle.

EXTRAS

Included in the sale are all fitted carpets, cooker, fridge and freezer.

COUNCIL TAX BAND: C



License No: ES100012703

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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