



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.

MORTGAGES

GSB Properties also provide full independent mortgage help and advice – independent means not being tied to any one Lender or Insurance Company and, therefore, being able to obtain the very best offers for our clients.

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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HADDINGTON
48B High Street

OFFERS AROUND £295,000

HADDINGTON 48B HIGH STREET

OFFERS AROUND £295,000

**MAGNIFICENT GEORGIAN DOUBLE
UPPER FLAT
IN IMMACULATE ORDER
THROUGHOUT
MANY PERIOD FEATURES AND FINE
TOWNSCAPE VIEWS**

**ENTRANCE HALL
CLOAKROOM
OVAL SITTING ROOM
DRAWING ROOM
KITCHEN/BREAKFAST ROOM
3 DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM
BATHROOM
UTILITY AND STORE ROOMS
GAS CENTRAL HEATING**

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. These include a modern swimming pool/leisure centre, 18 hole golf course and numerous sports and social clubs. The Poldrate Mill and Lamp of Lothian also offer a lot wider variety of the societies and classes within the town as well as concerts.

Haddington is surrounded by typically beautiful East Lothian countryside with the Lammermuir Hills to the south and fine coast line to the north both being easily accessible. For those commuting into Edinburgh the journey by car is both fast and easy and the city bypass provides ready access to the airport and motorway network.

The property is an exceptional double upper flat occupying the top two floors of the restored centrally located Georgian town house. The property enjoys varying views including townscape outlooks up and down the High Street and Court Street and surrounding gardens to open view to the Garleton and Lammermuir Hills. It retains many original and pleasing features including an oval sitting room with Adam fireplace, decorative plasterwork, sash windows, panelled doors and lower walls. Whilst great care has been taken to preserve the original character of the property the beautifully fitted kitchen, cloakroom, en-suite shower room and bathroom all offer the last word in modern comfort and luxury. The gas central heating boiler has recently been replaced as have all the floor coverings and the property has been tastefully decorated throughout.

In addition to all the internal improvements extensive grant aided work has just been completed to the external fabric of the building.

The accommodation comprises on the lower floor a spacious hallway, sitting room, drawing room, fully fitted kitchen/breakfast room, master bedroom with en-suite shower room and cloakroom. A spiral staircase leads to the upper floor with two further double bedrooms, a bathroom, laundry/utility room and store rooms. The main staircase can also provide access to the upper floor thus allowing the possibility of self-containment for this floor.

This is an exceptional flat in a fine period building, somewhat of a rarity in Haddington and early viewing is recommended.

Accommodation

ENTRANCE

The main entrance is shared with a firm of solicitors who occupy the ground floor and with one other flat on the first floor which also shares the stair.



KITCHEN/BREAKFAST ROOM 4.30m x 3.80m (14'0" x 12'4")

Beautifully refitted with modern based wall mounted units with tiling over the work surfaces. Included in the sale is the Hotpoint 5 gas burner range cooker, canopy hood and integrated fridge and dishwasher. Stainless steel sink unit fitted with mixer taps and with waste disposal unit. South facing window with pleasant views. Ample space of breakfasting table and chairs. Cornice ceiling and tiled floor.

BEDROOM 1 5.40m x 4.70m (15'7" x 15'4")

A splendid master bedroom with two astragal windows to the front of the property with panelling around. Plain cornice ceiling, dado rail and two dummy doors. Fitted carpet.

EN-SUITE SHOWER ROOM 3.0m x 1.85m (9'9" x 6'1")

Luxurious en-suite facilities with Rocca fittings. Wash hand basin set in an integrated vanity unit with cupboards under; W/C and large shower cubicle with screen doors. Window to the side of the property, recess lighting, fully tiled walls and floor.

UPPER LANDING

Access to via the spiral staircase and with a dormer window to the front of the property. Fitted carpet. There is also a door from this landing leading to the top landing of the main stair and to the outside store room.

BEDROOM 2 5.50m x 4.40m (18'0" x 14'4")

Large double bedroom with a west facing window in the gable wall giving fine roof top views to Court Street. Plain corniced ceiling and fitted carpet.



**VIEWING:
TELEPHONE GSB
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HALL 3.33m x 3.0m (10'7" x 9'6")

Spacious and welcoming hall with panelled front door with large fanlight over. Decorative cornice ceiling and ceiling rose. Shelved corner cupboard. The hallway gives access to all rooms on the lower floor and from and alcove a spiral staircase leads to the upper floor. Fitted carpet and telephone point.

CLOAKROOM 3.0m x 0.95m (9'9" x 3'1")

Fitted with a modern white corner wash hand basin, WC, and with a fitted carpet and extractor fan.

SITTINGROOM 6.83m x 5.70m (22'3" x 18'6") overall

A delightful and elegant oval room with large south facing windows providing a pleasant outlook over gardens to the rear of the property and roof top views to the Lammermuir Hills in the distance. Fine cornice ceilings, kerbed panelled doors, dado rail with panelling under and specially made curbed central heating radiators. Attractive Adam fireplace with living flame gas fire. Large shelved cupboard, fitted carpet and television aerial.

DRAWINGROOM 6.30m x 5.30m (20'7" x 17'4" overall)

Another splendid period room with fine cornice ceiling, Adam fireplace and panelling to the lower walls. It is a bright room with four astragal windows from which there are views up and down the High Street including the Town Hall and with a glimpse of Traprain Law in the distance. Fitted carpet and five wall lights.

BEDROOM 3 4.15m x 3.95m (13'7" x 12'11")

Double bedroom with a dormer window set in a combed ceiling and with views to the Town house and Garleton Hills. Plain cornice ceiling and fitted carpet.

BATHROOM 3.70m x 1.82m (12'1" x 5'11")

A beautifully appointed bathroom with modern white Rocca fittings including a steel bar, wash hand basin with mixer taps and WC. Half tiled walls, tiled floor and dormer window to the front.

LAUNDRY/UTILITY 2.65m x 1.82m (8'8" x 5'11")

With a roof light set in a combed ceiling, spacious linen cupboards and plumbing for a washing machine.

BOXROOM LEADING OFF THE LANDING

The boxroom houses the hot water tank and has a roof light set in the combed ceiling.

STORE ROOM 4.50m x 2.68m (14'9" x 8'9")

Located at the top of the main staircase the store room offers excellent additional storage space. It has a skylight set in the combed ceiling and electric light.

EXTRAS

Included in the sale are all fitted carpets, recessed lighting, the cooker, fridge and dishwasher.

NOTE

Chandeliers, light fittings, custom made curtains and blinds not included in sale.

