



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

**OFFERS TO:**

18 HARDGATE HADDINGTON  
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**HADDINGTON**  
14 FAIRWAY  
EH41 4EP

**OFFERS AROUND £225,000**

## HADDINGTON

14 FAIRWAY  
EH41 4EP

**OFFERS AROUND £225,000**

**SPACIOUS CHALET STYLE SEMI  
DETACHED VILLA**

**RECENTLY REDESIGNED AND  
RENOVATED**

**VESTIBULE AND HALLWAY  
CLOAKROOM  
LOUNGE**

**KITCHEN/DINING ROOM**

**3 BEDROOMS**

**BATHROOM**

**DRESSING ROOM**

**GAS CENTRAL HEATING**

**NEW DOUBLE GLAZED WINDOWS**

**GARAGE**

**FRONT & REAR GARDENS**

**VIEWING: TELEPHONE GSB**

**PROPERTIES 01620 825368**

**OR 0792 5340016**

### LOCATION

Fairway is a cul de sac located within a popular residential area on the western outskirts of the town and yet is within comfortable walking distance of the schools, shops and all local amenities. Haddington 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, eighteen hole golf course and numerous sports and social facilities. The town is surrounded by typically beautiful East Lothian countryside and the fine coastline is also 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 leading north and west.

### DESCRIPTION

Recently redesigned and renovated 14 Fairway provides ample living accommodation for a family or couple. Accessed via a side door into the Entrance vestibule, which in turn leads to a small cloakroom and larger hallway. To the right hand side of the hallway is a good sized lounge with large window to the rear aspect and with feature electric fireplace with oak surround. The kitchen has been totally redesigned within the last year (2010) with a range of wall and base level units and combination boiler installed. A staircase leads to the first floor with its three bedrooms and bathroom. The main bedroom has been fitted with a built-in wardrobe, fitted carpet and a window to the rear aspect. Bedroom two is of good double size with window to the front aspect. Bedroom three has a window to the front aspect. The family bathroom has been fitted with a low level w/c, wash hand basin and panel bath with shower over. This room also leads to a useful dressing room complete with two large wardrobes.

To the outside are well maintained gardens to the front and rear aspect, both surrounded by a range of flowers and shrubs however mainly laid to lawn. A three card driveway leads to the single garage.

### SPECIFICATION

ENTRANCE HALLWAY/VESTIBULE

CLOAKROOM

LOUNGE 6.07m x 3.81m (19'11 x 12'06)

KITCHEN/DINING ROOM 6.07m x 3.15m (19'11 x 10'04)

LANDING

BEDROOM 1 4.24m x 3.60m (14'19 x 13'11)

BEDROOM 2 3.31m x 2.99m (10'10 x 9'09)

BEDROOM 3 2.97m x 2.71m (9'09 x 8'10)

BATHROOM

### SERVICES

Gas Central Heating, Mains Water/Drainage, Electricity

### ITEMS TO BE INCLUDED WITHIN PRICE

All floor coverings and light fittings. Blinds and Curtains.

**COUNCIL TAX BAND - E**



 **GSB PROPERTIES**

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