



License No: ESI00012703

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
 EAST LOTHIAN EH41 3JS
 TEL: 01620 825368
 FAX: 01620 824671



HADDINGTON
 JOHN BROWN'S HOUSE
 12 MARKET STREET

FIXED PRICE £208,000



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12 MARKET STREET

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**HISTORIC DETACHED HOUSE IN
 CONVENIENT CENTRAL
 LOCATION
 QUIET COURTYARD SETTING**

**ENTRANCE HALL
 CLOAKROOM
 FIRST FLOOR SITTING ROOM
 DINING/KITCHEN
 3 BEDROOMS
 BATHROOM
 GAS CENTRAL HEATING
 GARDEN AREA**

VIEWING: TELEPHONE

GSB PROPERTIES

01620 825368

General Description

John Brown's House enjoys a secluded position quietly tucked away from the hustle and bustle of the town centre yet is steps away from the town's main shopping areas and all its amenities.

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 town is surrounded by typically beautiful East Lothian countryside and for those working in Edinburgh the journey by car is both fast and easy. The city bypass also provides ready access to the airport and motorway network.

John Brown's House dates back to the 1700's. It is a detached stone built house originally linked to the former church building to the rear, now converted into flats and known as John Brown Court. It offers interesting and well maintained living accommodation with a flexible layout. On the ground floor there is an entrance hall, cloakroom, large dining/kitchen and 2 bedrooms one of which is currently used as a dining room. The upstairs sitting room was formally used as a meeting room and there is also another bedroom and the bathroom. The property has been well maintained and modernised in recent years including the installation of full gas central heating using a combi boiler for greatest efficiency. A useful stone built store to the side. There is also a small area of private garden that is to the side and rear of the property.

Accommodation

ENTRANCE HALL 3.30m x 2.25m (13' x 7'4") overall
 A solid timber front door opens into the hallway which in turn gives access to all rooms on the ground floor. Wood panelling to walls. Good storage space is provided in four cupboards. Fitted carpet.

DINING/KITCHEN 4.75m x 2.85m (15'6" x 9'4")
 The kitchen area is well fitted with modern base and wall mounted units with tiling over the work surfaces. 1 ? bowl stainless steel sink unit fitted with mixer taps and with a waste disposal unit. Plumbing for both dishwasher and



SITTING ROOM 6.15m x 4.85m (20'1" x 15'10")
 A staircase leads from the entrance hall directly up to the first floor sitting room. It is a well proportioned and bright room with twin south facing recessed windows, an east facing window and a further window to the north with a pleasant outlook over the courtyard to the rear of the property. Attractive period style fireplace with timber surround, tiled inlay, cast iron grate fitted with a living flame gas fire and slate hearth. Fitted carpet and both TV and telephone points. Door to inner hall.

INNER HALL
 Leading off the sitting room and giving access to bedroom 3 and the bathroom. Hatch fitted with extending ladder giving access to floored attic.

BEDROOM 3 3m x 2.70m (9'10" x 8'10")
 Smaller double bedroom with a south facing recessed window. Built-in fitted wardrobe and further shelved storage cupboards. Fitted carpet and telephone point.

BATHROOM 2.10m x 1.70m (6'10" x 5'6")
 Fitted with a traditional white suite with a shower attachment over the bath and full tiling around. West facing window with cupboard under. Fitted carpet.

OUTSIDE
 Stone built store to the side. The area of garden to the side runs from the store down to the end of the parking courtyard in front of the flats at John Brown Court. It has a stone wall to the rear and includes an area of grass with well



washing machine. West facing window to side of property. Good sized dining area with south facing recessed window to the front. Vinyl flooring, extractor fan and both TV and telephone points.

BEDROOM 1 4.05m x 2.80m (13'4" x 9'2") overall
 Double bedroom with a south facing recessed window to the front with cupboard under. Built-in fitted wardrobe and further shelved storage cupboard. Fitted carpet.

BEDROOM 2 3.60m x 2.05m (11'8" x 6'8")
 Single bedroom currently used as a dining room. Recessed window to rear with shelving under. Shelved display recess with cupboards to either side. Fitted carpet.

CLOAKROOM 2.10m x 1.10m (6'11" x 3'7")
 A useful downstairs toilet fitted with a modern white WC and wash hand basin set in a vanity unit with cupboard under. Fitted carpet and extractor fan.

stocked flower and shrub border.

EXTRAS
 Included in the sale are all fitted carpets.

NOTE: 1. The white goods and other items may be available separately.

2. The smoke alarms and carbon monoxide monitor are thought to be in full working order but are not warranted.