

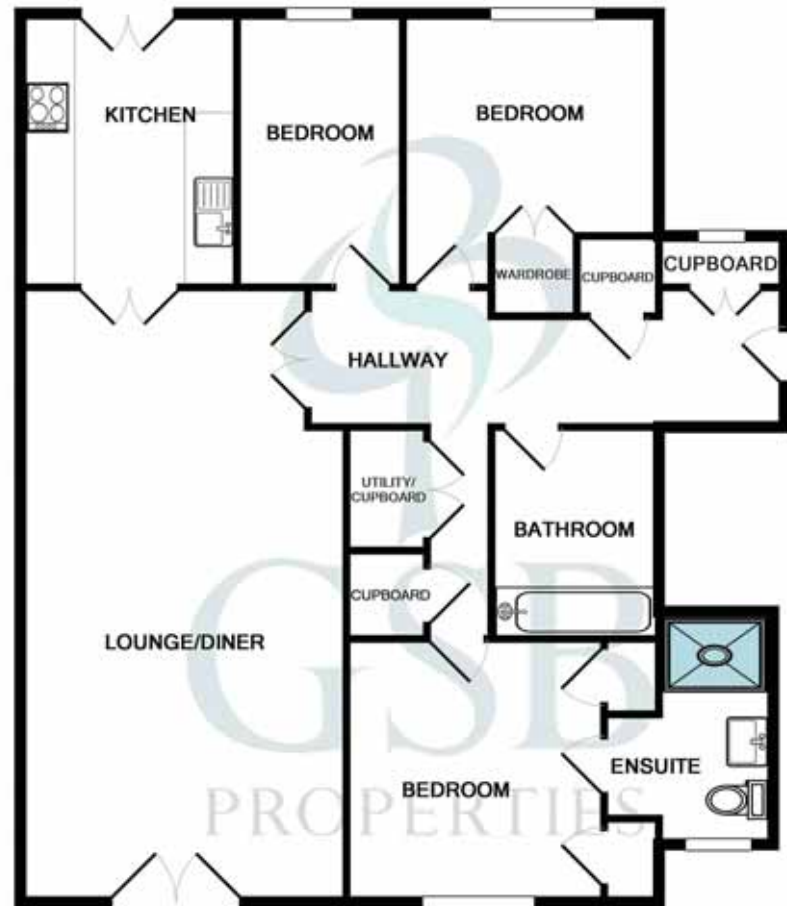


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#### HOUSE SALES

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.



43 THE MALTINGS, HADDINGTON  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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# GSB PROPERTIES

#### OFFERS TO:

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 TEL: 01620 825368  
 FAX: 01620 824671



HADDINGTON  
 43 THE MALTINGS

OFFERS IN THE REGION OF £205,000





## HADDINGTON 43 THE MALTINGS

**OFFERS IN THE REGION OF £205,000**

**STYLISH SPACIOUS FIRST FLOOR  
APARTMENT PROVIDING  
LUXURIOUS LIVING WITHIN  
RIVERSIDE DEVELOPMENT  
ADDITIONAL UPGRADES  
THROUGHOUT**

**ENTRANCE HALL  
LOUNGE/DINING ROOM  
LUXURY FITTED KITCHEN  
MASTER BEDROOM WITH EN-SUITE  
2 FURTHER BEDROOMS  
FAMILY BATHROOM  
DOUBLE GLAZING  
ELECTRIC CENTRAL HEATING  
AMPLE STORAGE  
LIFT ACCESS  
SECURITY ALARM  
ENTRY PHONE SYSTEM  
PRIVATE PARKING  
SHARED GARDEN GROUNDS**

### 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 parkland golf course, numerous sports and social clubs and all the usual youth organisations.

East Lothian's beautiful countryside is virtually on the doorstep and the Lammermuir Hills to the south, and coastline to the north, are both easily accessible. For those commuting into Edinburgh the journey by car is both fast and easy and the dual carriageway and city bypass provide ready access to the airport and motorway network.

The Maltings is a new development in a riverside setting by Scotia Homes, which is within easy walking distance to all of the town's many amenities. The property is a first floor apartment within the new build Simpson's Wynd building, which provides spacious living accommodation that has been upgraded to the highest standard. The property briefly comprises of Entrance hallway, Lounge/Dining Room, Kitchen/Breakfast Room, 3 Bedrooms, En-suite shower room, and Family Bathroom.

This property is ideal for those seeking spacious luxurious living within this superb Riverside development.

### Accommodation

#### ENTRANCE

Well maintained and lit shared entrance hall with main door secure entry. Lift providing easy access for wheelchair users.

#### HALL

Front door opens into the spacious entrance hallway, which in turn leads to the Lounge, Bedrooms and Family Bathroom. Amtico flooring, four storage cupboards one of which acts as a utility 'room' with plumbing for a washer drier. Double doors leading to the Lounge/Dining room.



#### EN-SUITE SHOWER

Fitted with a three piece suite comprising of low level w/c, wash hand basin and double shower cubicle. Tiled floor; spotlights to ceiling, wall mounted mirror and extractor fan. Frosted window to the rear.

#### BEDROOM 2 (10'8 x 10'4)

Double bedroom to the front aspect of the property with a large built-in fitted wardrobe and fitted carpet. Further storage cupboard has been added by the current owner.

#### BEDROOM 3 (10'4 x 6'11)

Smaller bedroom again located to the front aspect of the property. Fitted carpet, two cupboards and a wide window to the front aspect.

#### BATHROOM

A good sized bathroom fitted with a modern white suite the bath having a shower and shower screen over and full tiling around. The wash hand basin is fitted with mixer taps and there is a useful vanity shelf. Shaver point, large wall mounted mirror; extractor fan and tiled flooring.



#### LOUNGE/ DINING ROOM (25'7 x 13'5)

A well proportioned room providing excellent living space. The lounge area has a south facing patio door with mock balcony. The practical dining area is situated adjacent to the kitchen. Fitted carpet. Television and telephone connection points. Double doors leading to the Kitchen.

#### KITCHEN (10'7 x 8'10)

Luxurious Kitchen fitted with the upgraded range of wall and base level units with granite work surface over and incorporating a stainless steel sink unit with granite drainer. Integral Smeg Kitchen appliances including fridge/freezer, ceramic hob, oven/grill, dishwasher and microwave. Amtico flooring, with space for a small breakfast table and chairs. Patio door with mock balcony overlooking river and views beyond.

#### MASTER BEDROOM (11'5 x 10'5)

Bright south facing bedroom with double glazed window. Two fitted wardrobes and additional freestanding German design wardrobes over bed. Fitted carpet and door to en-suite shower room.

#### EXTERNAL

There is an allocated parking space immediately outside near to the front door and a shared bike shed. There are pleasantly landscaped grounds within and surrounding the development with direct access to the riverside.

#### EXTRAS

Included in the sale are all floor fittings, and the built-in and integrated appliances in the kitchen and utility room.

#### COUNCIL TAX BAND – E

#### FACTORS

A factors charge of approximately £700 per year is payable for landscaping, buildings insurance, stair cleaning and lift maintenance.

**VIEWING:  
TELEPHONE**

**GSB PROPERTIES  
01620 825368  
or OWNER  
01620 824267**

