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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.



OFFERS TO:

18 HARDGATE HADDINGTON
EAST LOTHIAN EH41 3JS

TEL: 01620 825368
LP 1 Haddington

FAX: 01620 824671
DX 540733 Haddington



HADDINGTON
3 STARCH MILL
FORD ROAD
EH41 4BP



TO VIEW TELEPHONE 01620 825368 WEB www.gsbproperties.co.uk

HADDINGTON GENERAL DESCRIPTION

3 STARCH MILL
FORD ROAD
EH41 4BP

**FIRST FLOOR FLAT FORMING PART
OF "C" LISTED HISTORIC STONE
BUILT BUILDING**

**PLEASANTLY SITUATED ON THE
EDGE OF TOWN YET CLOSE TO
SHOPS,
BYPASS AND RIVER TYNE**

**ENTRANCE HALL
LOUNGE
FITTED KITCHEN
2 DOUBLE BEDROOMS
BATHROOM**

**WHITE METER ELECTRIC HEATING
DOUBLE GLAZING
PRIVATE PARKING
SECURED ENTRY SYSTEM**

VIEWING:

**TELEPHONE GSB PROPERTIES
01620 825368**

Haddington is the County town for East Lothian and as such has an excellent shopping centre 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. East Lothian's beautiful countryside is on the doorstep and the Lammermuir Hills to the South and fine coastline to the North are both 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 networks leading north and west.

Ford Road is a quiet and quite exclusive residential area which enjoys a most enviable position close to the River Tyne, yet it is within comfortable walking distance to the town with all its amenities and shopping and the bypass.

ACCOMMODATION

The property offered for sale forms part of this stone built converted building and is positioned on the first floor level. This surprisingly spacious property, is in good decorative order and benefits from double glazing and white meter electric heating. In brief the accommodation comprises entrance hall, lounge, a fully fitted modern kitchen fitted

with ceramic hob, oven and hood, integrated fridge/freezer and washing machine, two good sized bedrooms and bathroom fitted with a modern suite comprising wash hand basin, W/C, bath and separate shower cubicle. There is also good storage space provided throughout. Outside there is a private residents' parking courtyard to the side of the building with one allocated parking space for the property providing convenient off street parking facilities.

ENTRANCE HALL

4m x 1.31m (12'2" x 4'3") at widest point

LOUNGE

4.16m x 3.68m (13'8" x 12'1")

KITCHEN

2.90m x 1.85m (9'5" x 6'1")

BEDROOM 1

4.14m x 2.46m (12'9" x 8'1")

BEDROOM 2

3.58m x 2.97m (11'8" x 9'9")

BATHROOM

2.36m x 2.23m (7'8" x 7'4")

EXTRAS

Included in the sale are all fitted carpets, hob, oven, hood, fridge, freezer and washing machine.

COUNCIL TAX BAND – C

