



License No: ES100012703

GSB PROPERTIES

OFFERS TO:

18 HARDGATE HADDINGTON
 EAST LOTHIAN EH41 3JS
 TEL: 01 620 825368 FAX: 01 620 824671
 LP | Haddington DX 540733 Haddington



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.

HADDINGTON
 20 TYNE COURT

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**SPACIOUS AND BRIGHT "MAIN DOOR"
MAISONETTE FLAT
WITH FABULOUS VIEWS
OVER RIVER TYNE**

CONVENIENT CENTRAL LOCATION

**ENTRANCE HALL
LOUNGE/DINING ROOM
KITCHEN/BREAKFAST ROOM
3 BEDROOMS
BATHROOM**

**EXCELLENT STORAGE SPACE
DOUBLE GLAZING
WHITE METER ELECTRIC HEATING
SHARED OUTSIDE STORE/DRYING AREA
SHARED COURTYARD GARDENS**

ENERGY RATING E

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, squash courts and numerous sports and social clubs. The town is surrounded by typically beautiful East Lothian countryside and the Lammermuir Hills to the south and the fine coastline to the north are both easily accessible. The town is within comfortable commuting distance of Edinburgh by car and the city bypass provides ready access to the airport and motorway network leading north and west.

Tyne Court with its close proximity to the River Tyne, couldn't be more convenient – easy walking distance to the town, shopping and schools and a few minutes away by car to the city bypass.

The property offered for sale is a "main door" maisonette flat which forms part of the Tyne Court Residential community. It offers bright and spacious living accommodation with lovely river views from just about all the rooms in the property. In brief the accommodation comprises on the first floor entrance hall, lounge/dining room and kitchen/breakfast while upstairs there are three good sized bedrooms and a bathroom. It also benefits from double-glazing, including the front door and white meter electric heating. Another advantage is that there is excellent storage space throughout the flat as well as ground floor level storage space (shared with one other resident). Outside there are attractive sitting areas within the courtyard and ample parking spaces contained just outside.

With its attractive location, size and value, this is a most comfortable home with early viewing highly recommended.



fitted with a range of base and wall mounted units with useful breakfasting counter included. Tiling over the worktops and extractor hood. It also incorporates a 1½ stainless steel sink unit with mixer tap and with plumbing for a washing machine. Large walk in-pantry/stores cupboard, fitted carpet and telephone connection point.

STAIRS AND LANDING

Natural light is provided to this area by a window at mezzanine level. Hatch with pull-down ladder and light to part floored attic space above. A further two built-in linen and storage cupboards. Fitted carpet.

BEDROOM 1 3.39m x 3.19m (11'1" x 10'5")
Comfortable double bedroom with lovely open views over the river and surrounding areas. Fitted carpet and telephone connection point.

BEDROOM 2 3.48m x 2.44m (11'4" x 8")
Another double bedroom also with fine views to the river. Fitted carpet.

BEDROOM 3 3.45m x 2.19m (11'3" x 7'2")
Single bedroom overlooking the front courtyard and raised cupboard for additional storage space. Fitted carpet.



VIEWING: Accommodation

TELEPHONE
GSB PROPERTIES

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ENTRANCE

A shared (with neighbouring property only) external staircase within the courtyard area gives access to the property.

HALL 3.25m x 1.18m (10'7" x 3'10")

A part glazed front door opens into the hallway which in turn gives access to the lounge and staircase leading to the upper floor accommodation. Excellent storage is provided by two large, walk-in cupboards. Fitted carpet and telephone connection point.

LOUNGE/DINING ROOM

5.77m x 3.40m (18'11" x 11'2")

A bright and well-proportioned living room with three windows to the back offering wonderful open outlooks over the River Tyne and to the town beyond. Fitted carpet. Door to the kitchen.

KITCHEN 3.43m x 2.36m (9'10" x 7'10")

With a window which has pleasant open outlooks over the courtyard at the front, the kitchen is well

BATHROOM 2.84m x 1.79m (7'4" x 5'10")

A good sized bathroom fitted with a traditional wash hand basin which is built in, WC and bath with an electric shower over and a second shower fed from the hot water tank. Tiled wall surround, fitted carpet and glazed window.

OUTSIDE

On the ground floor level and closest to the staircase at the left, is a private stores area (shared with the neighbouring property only) which is ideal for additional storage and undercover drying area. The enclosed courtyard gardens at the front are also a shared area for all residents.

EXTRAS

Included in the sale are all fitted carpets, light fittings, curtains and extractor hood.

NOTE:

The cooker, washing machine and fridge/freezer are offered under separate negotiation.

COUNCIL TAX BAND – C