



License No: ES100012703



COUNCIL TAX BAND - B

EXTRAS

Included in the sale are all wooden blinds, light fittings, hob, oven, hood, washing machine, fridge and freezer, shelving in Kitchen and bathroom cabinets.

NOTE:

The wall-mounted, flat screen TV in the kitchen is offered under separate negotiation.

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 FAX: 01620 824671
LP | Haddington DX 540733 Haddington



**HADDINGTON
14 VERT COURT
OFFERS AROUND £130,000**



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

HADDINGTON General Description

14 VERT COURT

OFFERS AROUND £130,000

**PRISTINE, BEAUTIFULLY
PRESENTED GROUND FLOOR
VILLA FLAT,
PLEASANTLY SITUATED
WITHIN RENOVATED
CONVERTED BUILDING**

**CLOSE TO THE TOWN CENTRE
AND BYPASS**

**SHARED ENTRANCE
HALL
NEW FITTED KITCHEN WITH
ALL APPLIANCES
LOUNGE
DOUBLE BEDROOM
BATHROOM
SECURITY ENTRY PHONE
DESIGNATED PARKING SPACE
PRIVATE RESIDENTS GARDEN
GAS CENTRAL HEATING
NEW DOUBLE GLAZING
VALUABLE EXTRAS**

Haddington is the Historic 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 complex, 18-hole parkland golf course, numerous sports and social clubs and all the usual youth organisations. The town is surrounded by typically beautiful East Lothian countryside with the Lammermuir Hills to the South and a fine coastline to the North, both being easily accessible. Haddington is also within comfortable commuting distance of Edinburgh City Centre, its airport and the motorway network leading North and West.

Vert Court is a completed conversion development of the former Vert Hospital which has proved extremely popular with both local and incoming buyers. It is pleasantly located on the northern outskirts of Haddington and enjoys an elevated position with superb outlooks over the town and surrounding countryside to the Lammermuir Hills in the distance.

The property offered for sale is a deceptively spacious ground floor flat which enjoys pleasant open outlooks to both the front and back. This lovely home offers bright, well-planned living accommodation with a flexible layout; has been extremely well maintained and has the benefit of gas fired central heating system serviced with a Combination boiler and all radiators with thermostatic radiator valves. In recent years, the property has also been improved and modernised to include all new double-glazed windows (replaced like-for-like), an ultra modern kitchen, re-styled bathroom, internal oak doors, cabinetry and attractive laminate wood flooring. In addition, there are ample power outlets, TV and telephone connection points and there is excellent storage space throughout. In brief, the accommodation comprises entrance hall, lounge, kitchen with all appliances, bathroom and double bedroom with



LOUNGE 3.92m x 3.72m (13' x 12'2")

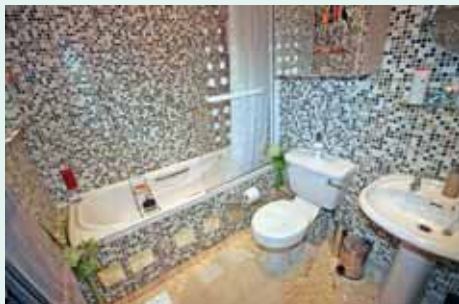
Bright, well-proportioned with high corniced ceiling, the living room has two windows overlooking the back of the property. TV and telephone connection points and beech laminate floor. Two radiators, five double power points. Central light fitting.

KITCHEN 3.91m x 2.63m (11'10" x 7'7")

With a window also to the back, the kitchen is beautifully fitted with modern black glossy base and wall mounted units, soft closing doors and drawers, with tiling over the worktops. It incorporates a "granite-style" one and half sink unit with mixer tap and with plumbing for a washing machine. Built-in gas hob, electric fan oven and designer canopy extractor hood. Open oak veneer floating shelving, attractive oak effect vinyl floor. Black chrome double power points, under pelmet lighting, radiator with shelf. Built-in Combi boiler.

BEDROOM 5.56m x 2.29m (18'3" x 7'6")

An interesting double bedroom with three large windows which have pleasant open outlooks and views to the Lammermuir hills at the front. Large, walk-in fitted wardrobe with hanging, shelf and storage space. Laminate wood flooring, four double



walk-in wardrobe. Outside there is a private designated parking space with additional visitor parking spaces nearby and it also shares attractively landscaped garden grounds with dedicated clothes drying area to rear, sitting and barbeque areas for relaxation and enjoyment.

Ideally suited to first time buyers or indeed for those seeking ground floor living accommodation - this most attractive, modern flat - is in a fine location and in pristine, walk-in condition. Early viewing is highly recommended.

Accommodation

ENTRANCE

The shared main entrance passageway is well-maintained, freshly decorated, lit and carpeted. There is a security entry phone system. This leads to a further private lobby shared with one other flat.

HALL 4.51m x 1.76m (14'9" x 5'9")

A solid timber front door opens into a spacious hall which in turn gives access to all the rooms in the property. To one side of the room there are double, floor-to-ceiling fitted cupboards which provide excellent storage space. Telephone connection point and beech laminate floor. Ample space for a small dining table and chairs. Single radiator and shelves. Central light fitting, high corniced ceiling.

power points, mains dimmer switch to twin ceiling light fittings, high corniced ceiling, radiator with fitted cabinet cover.

BATHROOM 1.72m x 1.60m (5'7" x 5'3")

Fitted with a modern white suite comprising wash hand basin, W.C and bath with mains power shower and glass screen over; built in underbath storage. Attractive glass mosaic tiling to walls and marble mosaic floor; two mirror fronted double wall cabinets, radiator, shaver connection point, recessed downlighters in panelled ceiling.

SHARED GROUNDS

In addition to a designated parking space close to the flat, there is ample visitor parking available within the grounds.

GARDENS

To the front of the building there is a large shared garden with seating and a barbeque area which is enjoyed by all the residents in the summer months.

RESIDENTS ASSOCIATION FEE

A Residents Association maintains the shared amenity grounds and each resident within the development pays a small service charge. The cost assigned to this property is approximately £30 per month.

**VIEWING:
TELEPHONE OWNER
07817 451361 OR
GSB PROPERTIES
01620 825368**