



License No: ES100012703



13 VICTORIA PARK, HADDINGTON
Measurements are approximate. See to scale. Plans are for information only.
Made with Smartplan 2012

G.S.B. PROPERTIES

OFFERS TO:

18 HARDGATE HADDINGTON
EAST LOTHIAN EH41 3JS
TEL: 01620 825368 FAX: 01620 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
13 VICTORIA PARK
FIXED PRICE £190,000

General Description

Haddington is the County town for 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, golf course, numerous sports and social clubs and all the usual youth organisations. For those commuting into Edinburgh the journey by car is both fast and easy and there are regular bus services to and from the city as well as the surrounding areas of East Lothian. Victoria Park enjoys a somewhat central location and is within easy walking to the town centre, the Tesco store and schools.



REAR HALLWAY

Leading to the rear porch and providing access to the utility cupboard housing the washing machine.

PORCH

With window to the rear aspect and door leading to the rear garden. Laminate Aqua Loc flooring.

BATHROOM

Fitted with a three piece suite comprising low level w/c, wash basin and panel bath with shower over and tiled splashbacks. Tiled flooring. Window to side aspect.

LANDING

Staircase and landing leading to the first floor with bright window to the front aspect. Fitted carpet. Storage cupboard and hatch to attic.

BEDROOM 1 4.19m x 3.30m (13'09 x 10'09)
Double bedroom with windows to the side and rear aspect of the property. Two built in

HADDINGTON
13 VICTORIA PARK

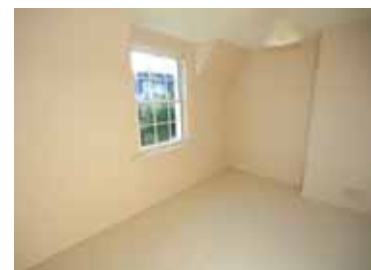
FIXED PRICE
£190,000

RECENTLY
REFURBISHED 3
BEDROOM SEMI
DETACHED HOME

ENTRANCE HALLWAY
LOUNGE
KITCHEN
REAR HALL
PORCH
BATHROOM
LANDING
3 BEDROOMS
GAS CENTRAL
HEATING
DOUBLE GLAZING

The property offered for sale is a traditionally built semi-detached home which in recent months has been fully refurbished with new bathroom, kitchen, floor fittings and fully decorated. It has been well-maintained, is in excellent decorative order, also benefits from double-glazing and gas fired central heating boiler. In addition, there are ample power, TV and telephone connection points throughout. Outside are gardens to the front and rear.

This is a lovely spacious family home in a great location and in ready-to-walk-in condition. Early viewing is highly recommended.



Accommodation

ENTRANCE HALLWAY

Front door opens into the spacious Entrance hallway which in turn leads to the lounge, bathroom and staircase leading to the first floor. Coving to the ceiling. Wooden laminate floor.

LOUNGE 5.54m x 3.44m (18'02 x 11'05)
Spacious lounge with windows to the front and rear aspect of the property. Fitted carpet.

KITCHEN 3.39m x 2.69m (11'01 x 8'10)
Beautifully fitted with a range of wall and base level units with work surface over. Integrated appliances include 5 ring hob, microwave, oven, dishwasher and fridge/freezer. Window to the rear aspect. Laminate Aqua Loc flooring.

wardrobes. Fitted carpet.

BEDROOM 2

3.99m x 2.40m (13'01 x 9'02)
Double bedroom with built in wardrobe and window to the front aspect. Fitted carpet.

BEDROOM 3

3.99m x 2.60m (13'01 x 8'06)
Double bedroom with window to the rear aspect. Fitted carpet and wardrobe.

GARDEN

Gardens to the front aspect which has been laid to lawn with a flower and shrub border. The larger rear garden is again laid to lawn with flower and shrub border. Shed.

COUNCIL TAX BAND - C

EXTRAS

All floor and light fittings. Integral kitchen appliances.

Telephone

GSB Properties

01620 825368