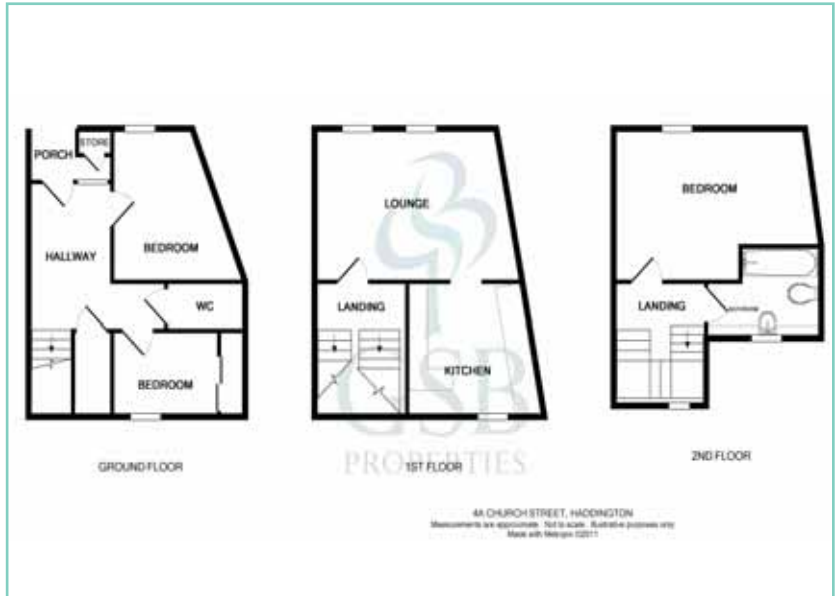




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**HOUSE SALES**

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.

# GSB PROPERTIES

**OFFERS TO:**

18 HARDGATE HADDINGTON  
EAST LOTHIAN EH41 3JS

TEL: 01620 825368

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**HADDINGTON**  
4A CHURCH STREET  
EH41 3EX

**HADDINGTON**  
**4A CHURCH STREET**  
**EH41 3EX**

**MODERN, STYLISH TOWNHOUSE ON  
THREE LEVELS**  
**PLEASANT CENTRAL LOCATION,  
CLOSE TO SHOPS,  
TOWN AND BYPASS**

**COVERED PORCH**  
**ENTRANCE HALL**  
**CLOAKROOM**  
**LOUNGE**  
**KITCHEN/DINING ROOM**  
**3 BEDROOMS**  
**BATHROOM**  
**GAS CENTRAL HEATING**  
**MANY VALUABLE EXTRAS**

**VIEWING: TELEPHONE**

**GSB PROPERTIES**

**01620 825368**

#### 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 golf course and numerous sports and social clubs. The town is surrounded by typically beautiful East Lothian countryside and its fine coastline is also 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. Church Street lies just off the main centre in a lovely conservation area of the town.

The property offered for sale is an interesting townhouse which offers attractive and stylish living accommodation with a flexible layout. It has been well maintained and recent improvements have included a built in projector for a home cinema system, laminate and beech wood flooring, a modern, fully fitted kitchen/dining room, refitted cloakroom and bathroom. It has also been well decorated and has the benefit of full gas fired central heating, serviced by a combination boiler. In brief, the accommodation comprises on the ground floor; two bedrooms and a cloakroom, second floor lounge and kitchen, while on the top floor there is the main bedroom and bathroom. In addition, certain items of furniture and valuable kitchen appliances are also included in the sale price. There is no garden.

This is a quirky, attractive home – in a most convenient central location. This attractive property offers good permanent living

accommodation or would be ideal as an attractive investment/rental opportunity. Early viewing is highly recommended.

#### ACCOMMODATION

##### ENTRANCE

##### HALL

##### CLOAKROOM

**BEDROOM 2 3.20M X 2.07M (10'6" X 6'7")**

**BEDROOM 3 2.45M X 2.26M (8' X 7'5")**

**LOUNGE 3.67M X 3.25M (12' X 10'8")**

##### KITCHEN/DINING ROOM

**3.51M X 2.89M (11'6" X 8'10")**

**BEDROOM 4.48M X 3.54M (14'4" X 11'6")**

**BATHROOM 2.27M X 1.91M (7'6" X 6'3")**

#### EXTRAS

Included in the sale price are all kitchen appliances (Zanussi cooker (dual fuel), Liebherr fridge and freezer, Miele dishwasher and Hoover washing machine), fitted carpets, light fittings, blinds and kitchen stools.

#### AVAILABLE UNDER SEPARATE NEGOTIATION :

The king size bed and mattress, wardrobes, 2 chests of drawers, fold down wall desk and in the lounge, sofa are also included. All these items are in good condition and contemporary in design.

#### COUNCIL TAX BAND – C

