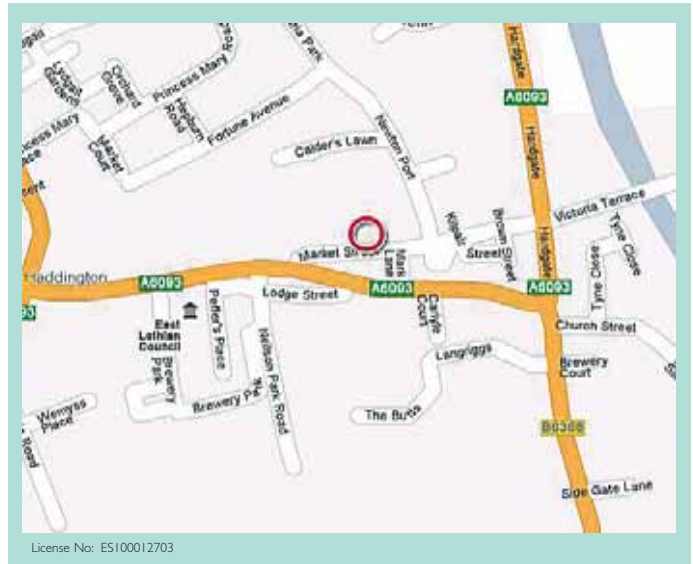




28 MARKET STREET, HADDINGTON
 Measurements and approximations. Not to scale. Substitutive purposes only.
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GSB PROPERTIES

OFFERS TO:

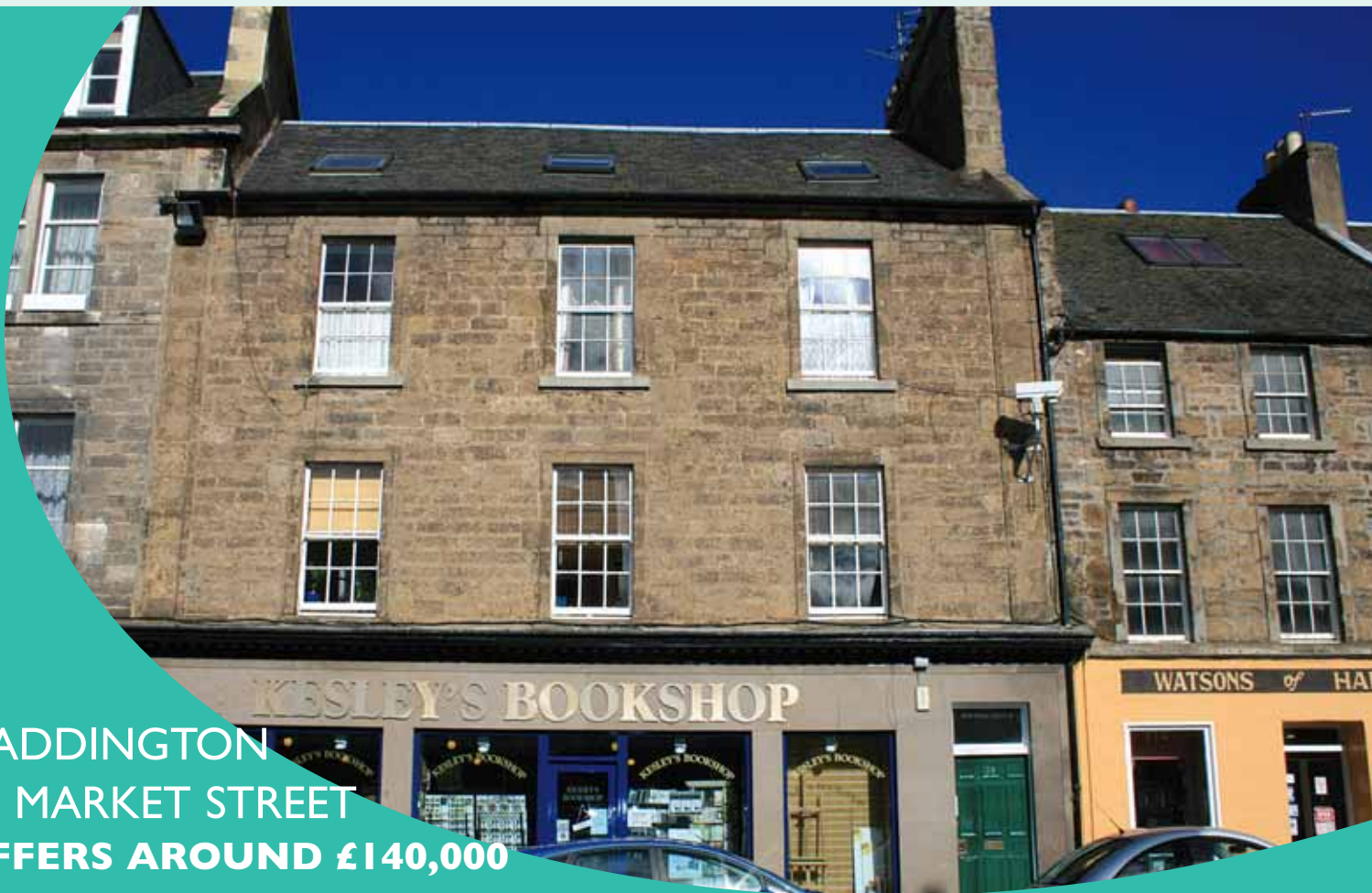
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 EAST LOTHIAN EH41 3JS
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HOUSE SALES

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.



HADDINGTON
 28 MARKET STREET
 OFFERS AROUND £140,000

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28 MARKET STREET
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**SPACIOUS 1ST FLOOR FLAT WITH
MANY ORIGINAL FEATURES
CENTRAL LOCATION**

ENTRANCE HALLWAY

LOUNGE

3 BEDROOMS

KITCHEN/BREAKFAST ROOM

BATHROOM

GAS CENTRAL HEATING

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.

The property offered for sale is a traditional first floor flat which retains some of its original features such as working shutters to the windows at the front and paneled internal doors. In addition the property has also been upgraded to include full gas fired central heating, serviced by a Combination boiler. In brief, the accommodation comprises entrance hall, lounge, kitchen/breakfast room, three bedrooms and bathroom.

This is a spacious home which would make an ideal first time buy, or small family home.

Accommodation

ENTRANCE

The common staircase and landings are well maintained and lit. There is also a security entry phone system.



modern pine base and wall mounted units with tiled worktops. It incorporates a stainless steel sink unit with mixer tap and with plumbing for both a washing machine and dishwasher. Spotlights to ceiling.

BEDROOM 1 4.89m x 4.83m (16'00 x 15'10)

A generously proportioned main bedroom with a large window, also with working shutters to the front of the building. Extensive built-in fitted wardrobe and smaller Edinburgh press closet. Fitted carpet.

BEDROOM 2 4.56m x 2.23m (14'11 x 9'07)

Another spacious double bedroom to the rear of the building. Laminate flooring & press closet.

BEDROOM 3 3.42m x 2.00m (11'02 x 6'07)

Larger single bedroom overlooking the front of the property. Laminate Flooring.



ENTRANCE HALL

Front door leads into a spacious hall which in turn gives access to most of the rooms in the property. Large storage cupboard. Wooden effect laminate flooring.

LOUNGE 5.29m x 4.48m (17'04 x 14'08)

This is a bright and exceptionally spacious room with high corniced ceilings, a large window overlooking the front of the property with working shutters and attractive fireplace with tiled inlay. Fitted carpet, TV and telephone connection point.

KITCHEN/BREAKFAST ROOM

3.79m x 3.45m (12'05 x 11'03)

With a large window overlooking the rear of the building, the kitchen is well fitted with a range of

BATHROOM

Fitted with a three piece suite comprising low level w/c, wash hand basin and panel bath with shower over. Partially frosted window to the rear aspect. Tiled floor and walls.

EXTRAS

Included in the sale are all floor & light fittings.

COUNCIL TAX BAND - C

VIEWING: TELEPHONE

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