



**5 Brewery Court
Haddington
EH41 4DG**

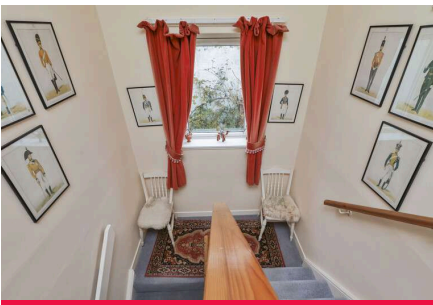
5 Brewery Court

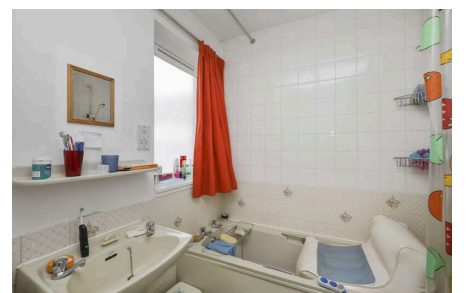
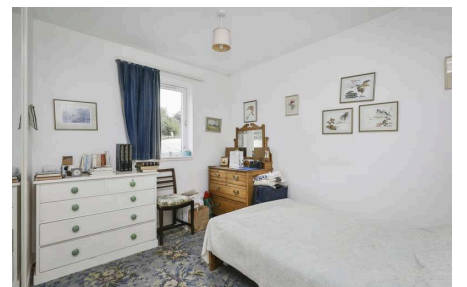
 4  2  1  EPC D

Nestled in a pleasant courtyard, just a stone throw from Haddington's High Street, 5 Brewery Court is a rarely available detached home offering many benefits including gas central heating, off street parking, easily managed gardens and flexible layout. The property's current accommodation comprises: entrance hallway with large storage cupboard and WC off; spacious living room with patio doors to garden; kitchen diner with range of top and base units, space for appliances and ample dining area; four bedrooms on upper level, three of which have integrated wardrobes (one currently set up as a study/home office); and family bathroom with WC, wash hand basin and bath. The property's location will suit a range of buyers including families, retirees and first time buyers.

Property Features

- Gas central heating
- Spacious rooms
- Off-street parking
- Nearby amenities
- Gardens



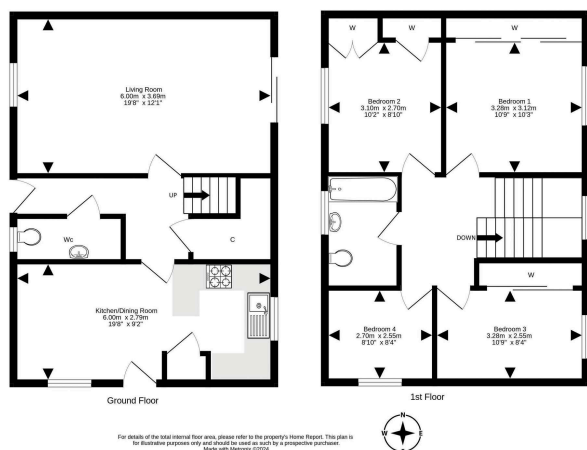




Haddington is a popular East Lothian market town, located around 20 miles east of Edinburgh. The area is well served by a host of amenities including a Tesco supermarket catering for every day requirements, selection of coffee shops, independent stores and restaurants. The recently developed Haddington Retail Park also offers supermarket shopping plus a choice of high street coffee shops. Schooling at both primary and secondary levels are available within Haddington itself and are easily accessible from the property. The location is also convenient for those travelling by car with good access routes to the A1 towards Edinburgh and to the south. Public transport links offer access between the neighbouring towns/villages of East Lothian.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures.



AS Anderson Strathern

Find out more

01620 82 2127

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

Follow us on Twitter
@Residential_AS

espc

EDINBURGH

1 Rutland Street
Edinburgh
EH3 8EY
T + 44 (0)131 270 7777

GLASGOW

George House
50 George Square
Glasgow G2 1EH
T + 44 (0)141 242 6060

EAST LOTHIAN

14 Court Street
Haddington
EH41 3JA
T + 44 (0)1620 82 2127

SHETLAND

Nordhus
North Ness Business Park
ZE1 0LZ
T + 44 (0)1595 69 5262