





Offering well-presented interiors with modern fixtures and fittings and a tasteful colour palette, this three-bedroom end-terrace house represents an ideal purchase for first-time buyers, families, professionals, couples, and rental investors alike. The south-facing home is of a high standard and it is accompanied by a private garden as well, which is fully enclosed and laid with a neat lawn and decked area. Furthermore, the property is ideally positioned for easy access to Haddington's amenities. These include a selection of shops, such as well-known high-street stores, supermarkets, and independent retailers, schools at primary and secondary level in the state and private sectors, transport links across the county and further afield, and scenic open spaces. Extras: integrated appliances (oven, microwave, hob, extractor hood, fridge/freezer, and dishwasher) to be included, along with the roller blinds in the kitchen, WC and bathroom. Please note, no warranties or guarantees shall be provided for these items.



FEATURES

- End-terrace house in Haddington
- Finished to high standards throughout
- Well-presented, modern interiors
- Entrance hall with storage and airy WC
- Spacious living room with French doors onto garden
- Contemporary, fully integrated kitchen
- Three well-proportioned and flexible bedrooms
- Attractive bathroom with shower-over-bath
- Good-sized rear garden
- Residents' parking







"THIS THREE-BEDROOM
HOUSE IS PRESENTED IN A
TRUE MOVE-IN CONDITION,
OFFERING WELL-PRESENTED
INTERIORS WITH MODERN
FIXTURES AND FITTINGS."





EPC RATING:

B

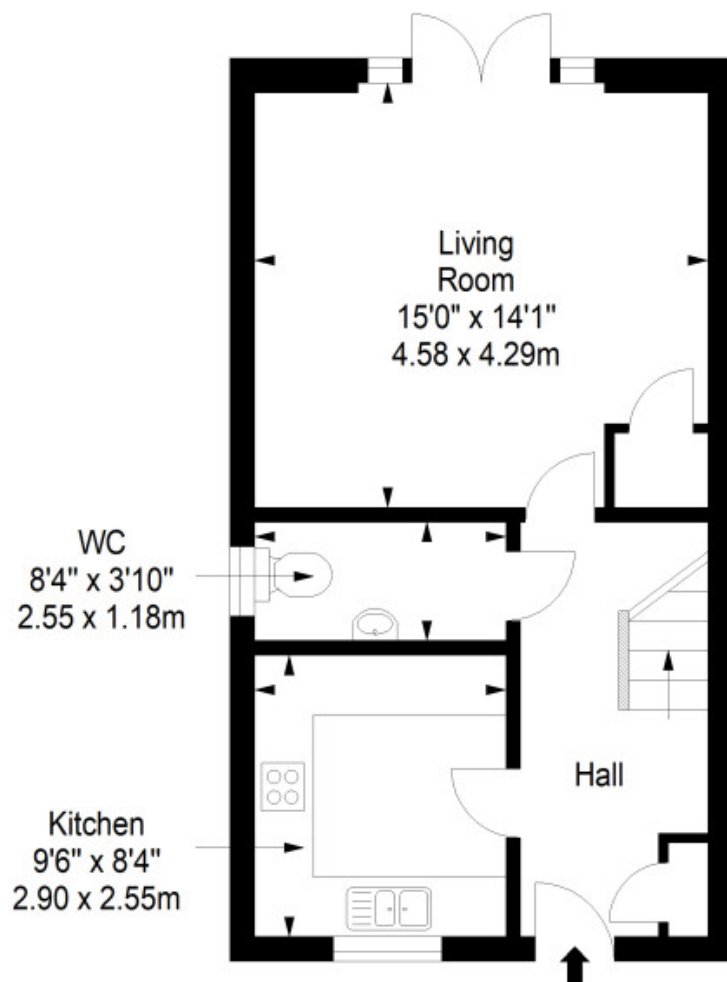
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

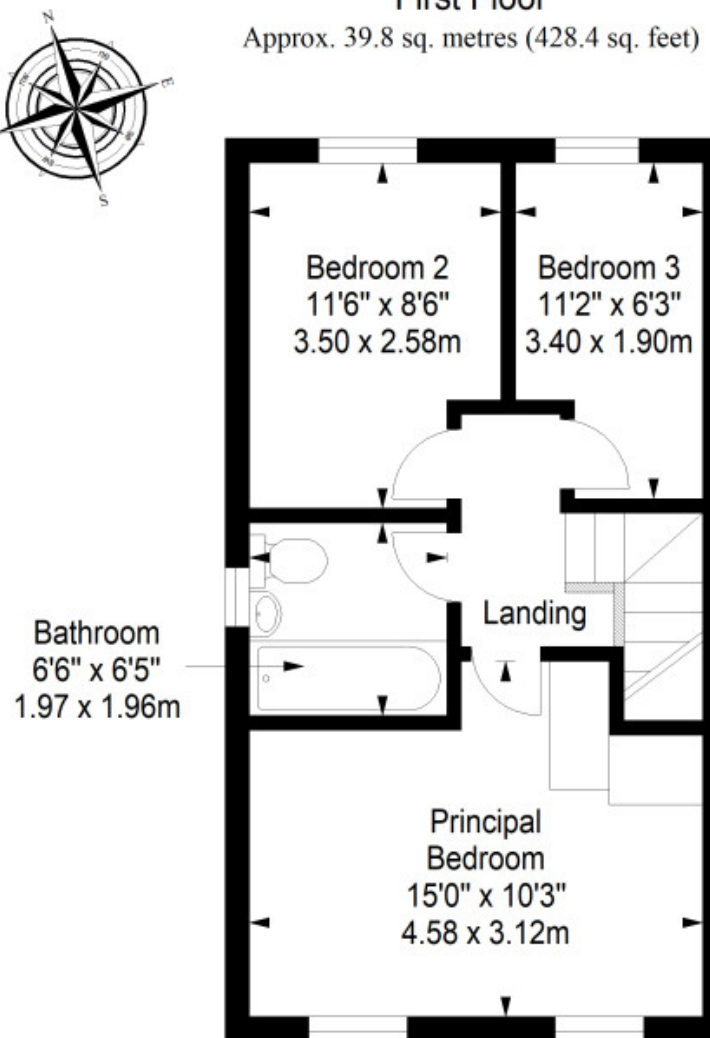
Ground Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



Total area: approx. 79.4 sq. metres (854.7 sq. feet)



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