



## 5 Tyne House Poldrate

Haddington, EH41 4DA

- Well presented, recently refurbished accommodation
- Spacious open plan kitchen/sitting room/dining room
- Bright double bedroom with dual aspect
- Contemporary shower room
- Welcoming hallway & good storage throughout
- Shared garden grounds
- Peacefully located close to all local amenities
- Private residents' parking
- Ideal for a first time buyer or second home
- Gas central heating & double glazing

**Stylish, well proportioned 1 bedroom second floor flat with shared garden and parking**

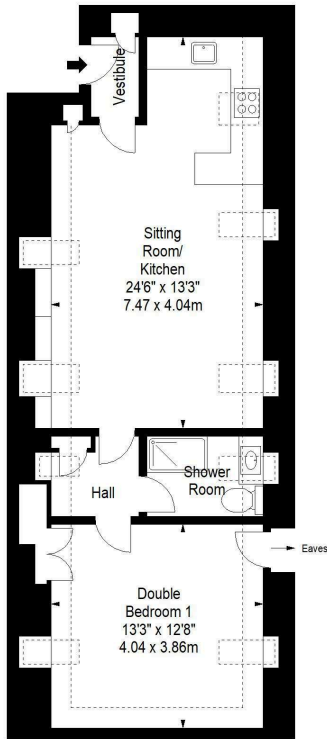
### Description

Forming part of a handsome Georgian building, 5 Tyne House is a stylish, well proportioned 1 bedroom second floor flat, peacefully located alongside the River Tyne, in the popular market town of Haddington, within easy walking distance of an excellent range of local amenities whilst also being within easy access of the City Centre. The property has been recently refurbished throughout and offers particularly bright and well presented contemporary accommodation, with the additional benefit of shared garden grounds and private residents' parking.

### Fixtures and Fittings

All fitted carpets, fitted floor coverings, light fittings, the hob, oven, fridge and washing machine are included in the sale price.

Approx. Gross Internal Area  
606 Sq Ft - 56.30 Sq M  
For identification only. Not to scale.  
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First Floor



## Location

The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The county's beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne closeby. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service from the High Street. There is excellent local schooling within Haddington at primary and secondary levels. Knox Academy is listed in the top 50 Scottish State Secondary schools. Private schooling is available at the Compass School as well as at Loretto in Musselburgh and in Edinburgh.

## EPC Rating D

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.

Notes: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

The owner will not warrant the working order of any of the fixtures and fittings which are included in the sale price.

