



Deans Properties

Deans Solicitors and Estate Agents LLP



**6 Dunbar Road,
Haddington, EH41 3PW**



MID-TERRACED HOUSE

- Living Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Private Front & Rear Garden
- Free On-Street Parking
- Double Glazed & GCH
- EPC Rating – C



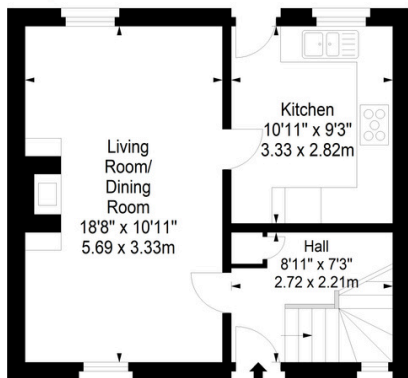
This well proportioned mid-terraced house is situated in the historic town of Haddington, 18 miles east of Edinburgh and close to local amenities, including shops, bars and cafes. There are convenient transport links to the Edinburgh city center and surrounding areas. The property comprises; a bright and spacious, dual aspect living room with multi-stove and feature fire surround, recently fitted kitchen/shower room and two double bedrooms, principal bedroom has a built-in over-stair cupboard that is fully shelved and bedroom two has built in wardrobes. Externally there is an enclosed east facing garden with decked patio and private garden to the front. There is free on-street parking. The property is fully double glazed and has gas central heating. Included in the sale; fitted carpets/ floor covering, cooker, oven, hob, hood and lightshades. All appliances included above are sold as seen with no warranty provided.



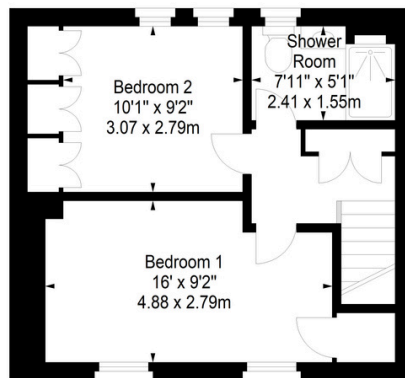
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Approx. Gross Internal Area
768 Sq Ft - 71.35 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor



Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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 the 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 Scottish 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 Scottish Standard Clauses.

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