



# 14 AUBIGNY ROW

Haddington, East Lothian, EH41 3TG



1

Public Room



2

Bedrooms



1

Bathroom





# 14 AUBIGNY ROW

This modern mid-terraced house is quietly located in the desirable market town of Haddington. It is a convenient five-minute drive (or short bus ride) from central shops and schools and is close to the A1, which allows swift commuting to Edinburgh in just over 30 minutes. The property's well-proportioned interior offers a welcoming home with two double bedrooms and a south-facing living room connected to an eat-in kitchen that opens onto an easy-to-maintain enclosed garden. There is also useful internal storage, a bathroom, and a second handy WC (with a ceiling-hung clothes pulley) on the ground floor. Adding further appeal is private parking at the front of the house.

This property was purchased and will be sold under 'Golden Share' Low Cost Home Ownership arrangement. Our valuation is of the part of the property that can be sold. The purchase price is understood to be restricted to 77.86% of the full market value and our valuation figure is provided on this basis. The prospective purchaser will be required to meet certain criteria.











EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- Peaceful market town setting
- Modern mid-terraced house with attractive homely interiors
- South-facing living room with storage and access to:
- Bright breakfast kitchen with garden access
- Two airy double bedrooms (one with good storage)
- Bathroom with shower-over-bath
- Convenient ground-floor WC (with clothes pulley)
- Enclosed garden with lawn and seating patio
- Private single-car driveway, plus on-street parking
- Gas central heating and double glazing









Extras: All fitted floor and window coverings and light fittings are included.

Factor: There is a factoring agreement in place with SG Property Management, and the monthly charge for this is around £20.

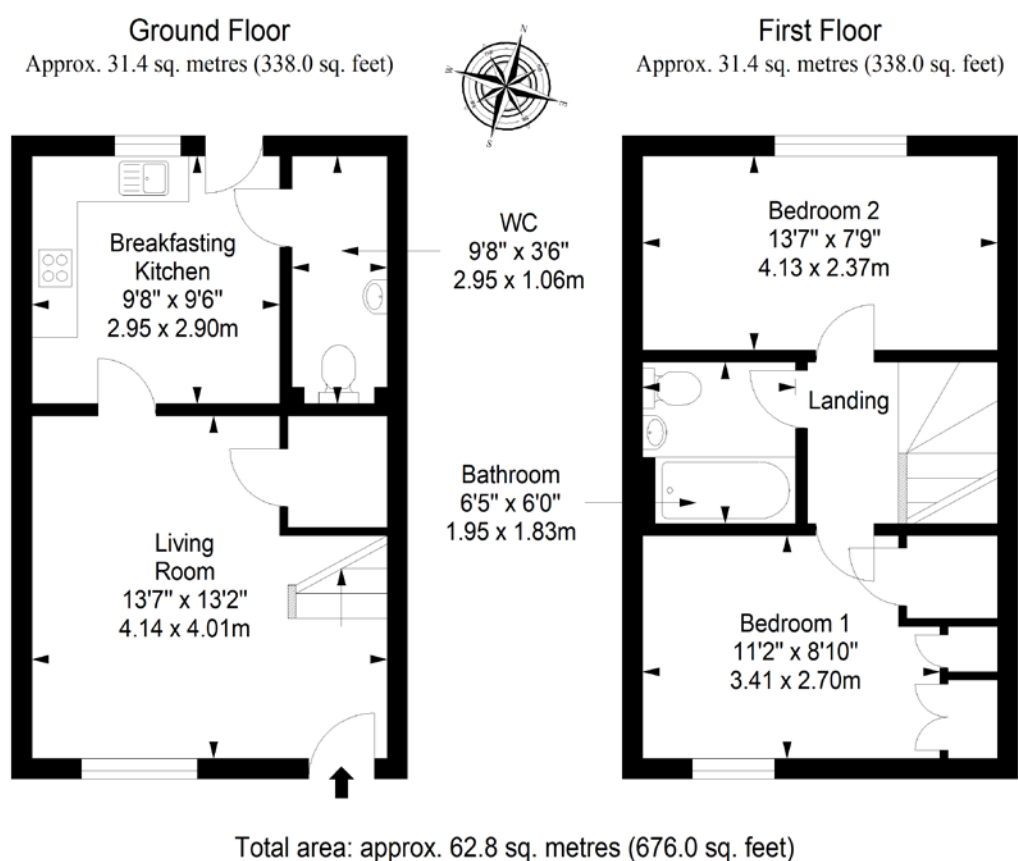






# HADDINGTON

The historic market town of Haddington in the picturesque East Lothian countryside, lies approximately 20 miles to the east of Edinburgh. It is particularly popular with commuters due to its close proximity to the A1 and excellent public transport links. Built on the banks of the River Tyne, the Royal Burgh of Haddington has a wide range of amenities on its doorstep including supermarkets, cafés, restaurants and independent shops. More extensive shopping facilities, meanwhile, are available within only a short drive at Fort Kinnaird Retail Park. State and independent education is catered for in Haddington from nursery through to senior level producing a strong sense of community spirit. There is also a wide range of recreational facilities including a swimming pool/leisure centre, tennis courts, rugby/football pitches and recently opened skate park. The surrounding countryside offers delightful footpaths, cycle paths and horse-riding tracks.



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.