



23C HARDGATE
HADDINGTON, EAST LoTHIAN, EH41 3JS



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SUMMARY

Representing an ideal home for first-time buyers, professionals, couples, young families, and rental investors alike, this two-bedroom first-floor flat forms part of an established development in Haddington. Excellent amenities lie within easy reach of the property, including a wealth of shops, cafés, coffee shops, and restaurants in the town centre (which is a short stroll away), leisure and fitness facilities, primary and secondary schooling, and transport links connecting across the county and further afield.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

FEATURES

- First-floor flat in Haddington
- Situated close to the town centre
- Secure shared entrance and stairwell
- Welcoming hall with built-in storage
- Generous, sunny dual-aspect living/dining room with fireplace
- Bright fitted kitchen with built-in storage
- Two double bedrooms, (one with built-in wardrobes)
- Bathroom with shower-over-bath
- Access to a shared garden
- Unrestricted on-street parking
- Gas central heating
- Traditional sash-and-case windows





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

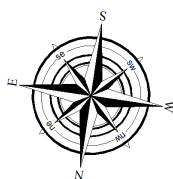
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

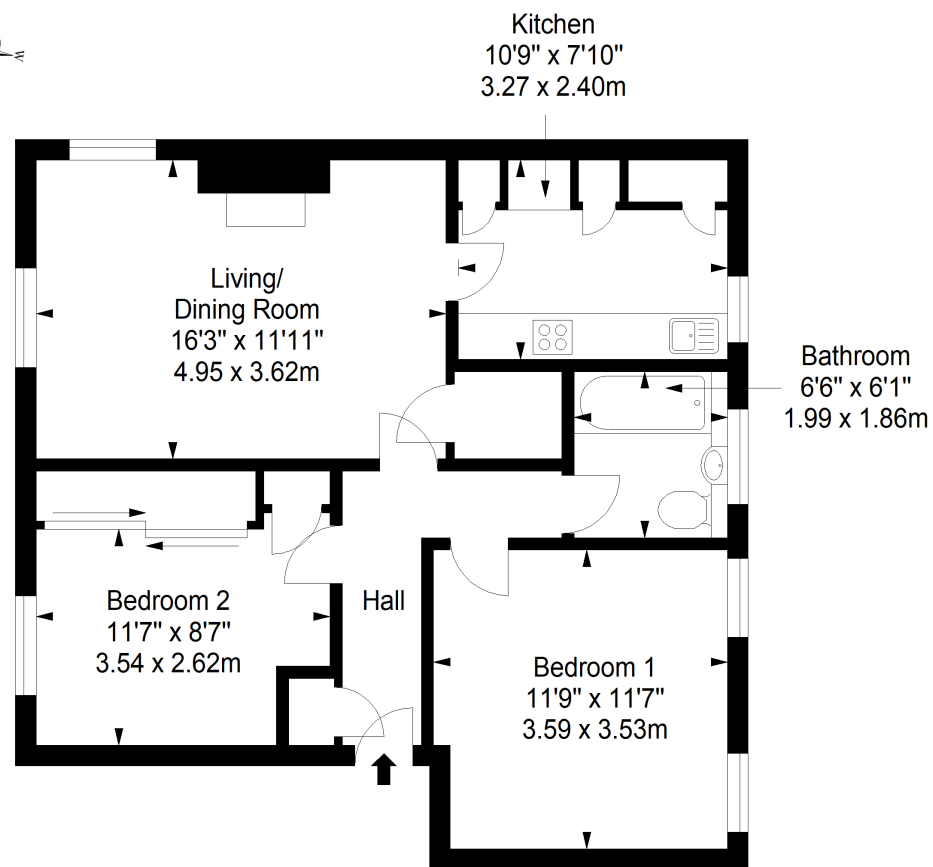
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



First Floor

Approx. 63.1 sq. metres (679.2 sq. feet)



Total area: approx. 63.1 sq. metres (679.2 sq. feet)