



25 VERT COURT
HALDANE AVENUE, HADDINGTON, EH41 3PX

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Welcome to a three-bedroom first-floor flat that is brought to market in move-in condition, displaying neutral interiors and quality finishings throughout. The property features bright and airy accommodation, excellent versatility to suit a variety of lifestyles, and great storage to maintain a tidy home. It also has private residents' parking and communal gardens. The flat forms part of a sought-after development offering a desirable location on the leafy green outskirts of Haddington, whilst remaining within easy reach of amenities, schools, and transport links.

Reached via a shared entrance and stairwell, the flat's front door opens with a lovely welcome into a central hall leading to all accommodation. It has generous built-in storage and flows left into the spacious living/dining room with views of the Lammermuir Hills. This reception area continues the hall's neutral palette and hardwood floor, ensuring a sought-after aesthetic that is easy to style. It also enjoys dual-aspect windows, which flood the space in natural light creating a bright and airy atmosphere. In the breakfasting kitchen, there is excellent cabinet storage and generous work surface space, backed by easy-to-clean splashback tiles. There is plenty of room for a table and chairs, catering to quick meals and morning coffee, and undercabinet lighting adds to the bright environment.

FEATURES

- First-floor flat in move-in condition
- Part of a sought-after development
- Desirable location in popular Haddington
- Neutral interior décor throughout
- Welcoming hall with generous storage
- Spacious, dual-aspect living/dining room
- Well-appointed breakfasting kitchen
- Three double bedrooms (two with wardrobes)
- 3pc bathroom with overhead shower
- Well-maintained communal gardens
- Private allocated parking
- Gas central heating and double glazing





Located throughout the flat, the three double bedrooms echo the aesthetic of the living area, providing a blank canvas for new buyers. The principal bedroom faces to the north east, whilst bedrooms two and three are to the south east, both enjoying built-in wardrobes as well. The third bedroom also has dual-aspect windows adding to the airy ambience. The home is finished by a bright three-piece bathroom that is presented with white décor and tiles. It features a pedestal washbasin, a toilet, and a bath with an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, the development provides well-maintained communal gardens and a shared drying area. It also has private allocated parking.

Extras: all fitted floor coverings, curtain rails, light fittings, and an integrated oven and gas hob to be included in the sale.







Haddington, East Lothian

The Royal Burgh of Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre situated in the picturesque county of East Lothian.

It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town.

East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities.

Haddington offers a range of state and independent schools for early years, primary, and secondary education.

Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.





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HOUSE SALES

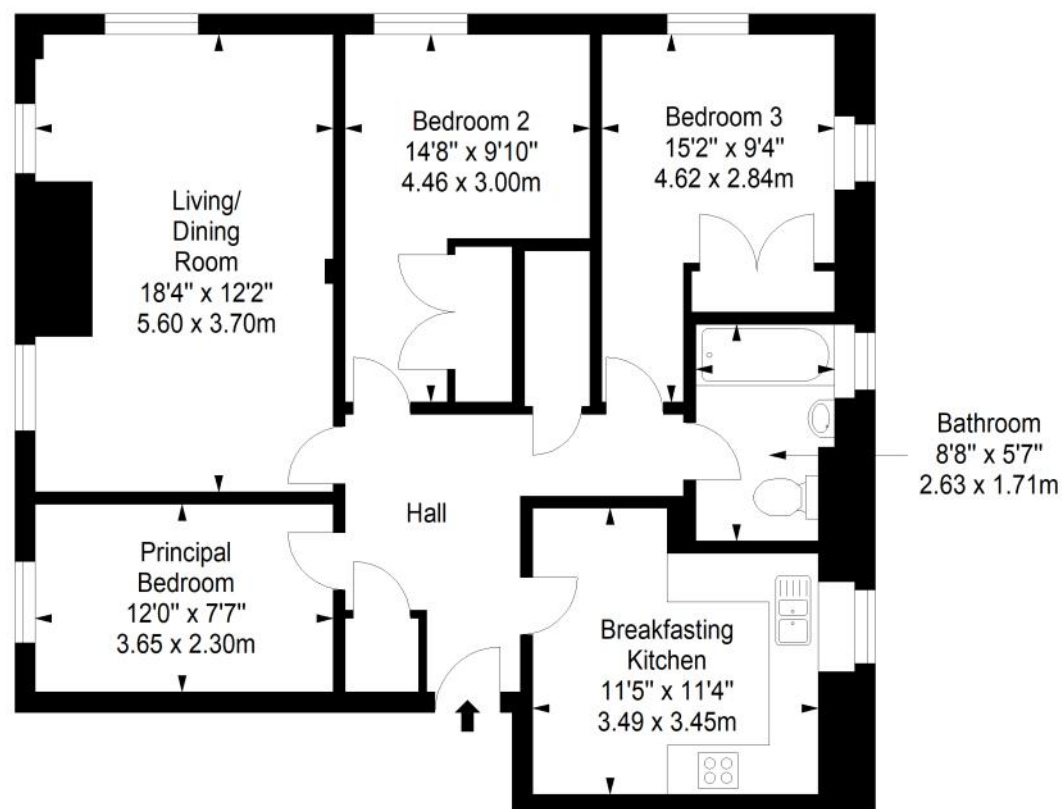
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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. 82.2 sq. metres (884.8 sq. feet)



Total area: approx. 82.2 sq. metres (884.8 sq. feet)