



**34 HERDMANFLATT**  
HADDINGTON, EAST LoTHIAN, EH41 3LW



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Offering three bedrooms, a generous reception room, a kitchen, and a shower room, plus a low-maintenance front garden, a landscaped rear garden, and unrestricted parking bays, this link semi-detached house represents an ideally proportioned home for first-time buyers, families, professionals, couples, and rental investors alike.

Set back from the road behind a low-maintenance garden, the front door opens into a hallway with built-in under-stair storage. On your right, you step into a reception room that spans the entire depth of the property, illuminated by dual-aspect windows, with one boasting a south-facing aspect. The room offers ample space for configurations of furniture catering for both lounge and dining furniture, with a fireplace creating a warming focal point.

The neighbouring kitchen is fitted with wall and base cabinets, workspace, and splashback tiling, with a freestanding cooker, fridge/freezer, and washing machine included. The kitchen also has space for a small casual dining/breakfasting area and affords access to the garden.

## FEATURES

- Link semi-detached house in Haddington
- Entrance hall with storage
- Generous, dual-aspect living/dining room
- Breakfasting kitchen
- Three double bedrooms (two with built-in wardrobes)
- Bright shower room
- Low-maintenance front garden
- Landscaped rear garden
- Unrestricted parking bays
- Gas central heating and double glazing









On the first floor, a landing (with storage) leads to three bedrooms and a shower room. The bedrooms are all good-sized doubles, with two accompanied by excellent built-in storage. Finally, the shower room comprises a shower enclosure, a basin set into storage, and a WC. The home is kept warm by a gas central heating system and benefits from double-glazed windows.

Externally, in addition to the neat, low-maintenance front garden, the house enjoys an attractively landscaped rear garden featuring a lawn, a patio for outdoor seating, gravelled areas, planters, and two sheds for external storage. Unrestricted parking bays can be found on the street to the front.

Extras: All fitted floor coverings, window coverings, light fittings, and kitchen appliances will be included in the sale. The majority of the furniture can also be included, if desired.











## Haddington

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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**espc**

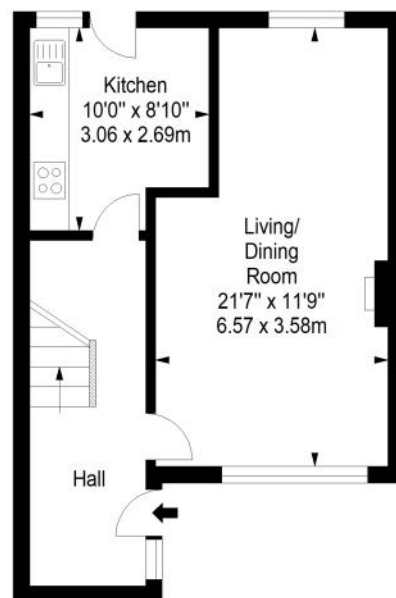
**HOUSE SALES**

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.

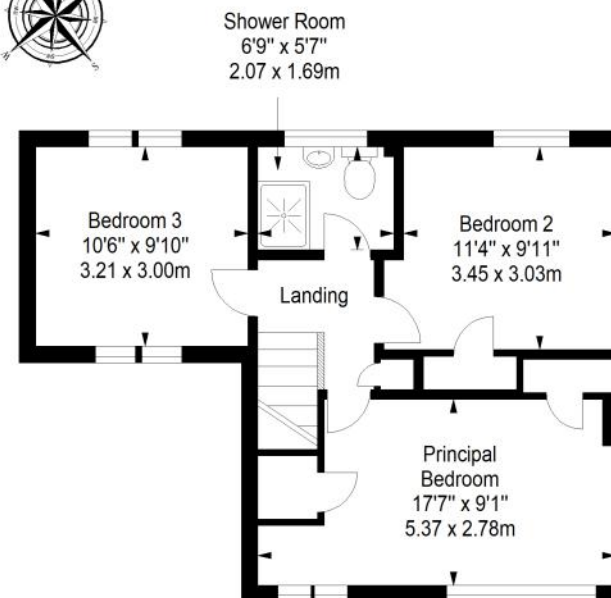
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

## FLOORPLAN

**Ground Floor**  
Approx. 38.8 sq. metres (417.6 sq. feet)

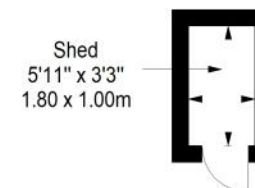


**First Floor**  
Approx. 45.7 sq. metres (491.9 sq. feet)



Total area: approx. 88.5 sq. metres (952.6 sq. feet)

**Shed**  
Approx. 1.8 sq. metres (19.4 sq. feet)



**Shed**  
Approx. 2.2 sq. metres (23.7 sq. feet)

