



23A HARDGATE
HADDINGTON, EAST LoTHIAN, EH41 3JS

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SUMMARY

This two-bedroom ground-floor flat in Haddington offers an ideally proportioned home for first-time buyers, professionals, couples, small families, downsizers, and rental investors alike, and it gives the new owner an exciting blank canvas to put their own stamp on. The flat forms part of an established development with enviable easy access to the town centre and Haddington's excellent amenities, including a wide selection of shops, schools at both primary and secondary levels, transport links connecting across the county and further afield, and lovely outdoor spaces.

Extras: The property shall be sold as seen. Please note, some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.

Virtually staged by Property Studios



FEATURES

- Ground-floor flat in Haddington
- Part of an established development
- Secure shared entrance
- Hallway with built-in storage
- Spacious, east-facing living/dining room
- Bright kitchen with built-in storage
- Two double bedrooms (one with storage)
- Three-piece bathroom
- Private and shared garden areas
- On-street parking with a resident parking permit (subject to application)
- Gas central heating





**OFFERS TO:
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Haddington
EH41 3JS**

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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.

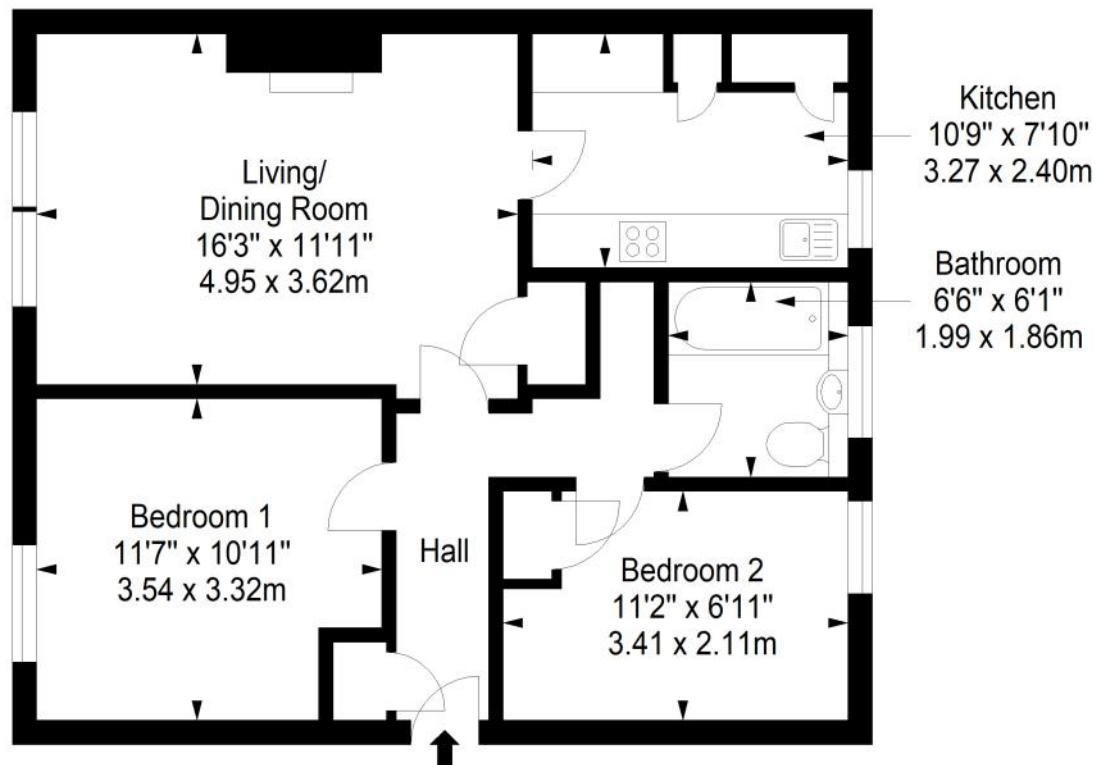
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN



Ground Floor

Approx. 58.9 sq. metres (634.0 sq. feet)



Total area: approx. 58.9 sq. metres (634.0 sq. feet)