



3 CRAIG AVENUE
HADDINGTON, EAST LoTHIAN, EH41 3QB



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Offering an ideally proportioned home for first-time buyers, professionals, couples, small families, and rental investors alike, this semi-detached house offers two bedrooms, a spacious reception room, a kitchen, and a bathroom, whilst also providing a blank canvas for the new owner to put their own stamp on. The house is accompanied by front, side, and rear gardens and benefits from access to unrestricted on-street parking.

A hallway (with built-in storage) welcomes you into the home and leads immediately into the reception room on your left. The room is filled with sunny natural light throughout the day owing to dual-aspect windows, and it offers plenty of space for lounge and dining furniture, as well as being conveniently directly connected to the kitchen. In the kitchen, wall and base cabinets are accompanied by plentiful workspace and splashback tiling, with integrated appliances comprising an oven, hob, and extractor fan. Provision is also made for undercounter appliances, and the kitchen benefits from garden access.

FEATURES

- Semi-detached house in Haddington
- Blank canvas for modernisation
- Entrance hall with storage
- Spacious living/dining room
- Kitchen with garden access
- Two double bedrooms with built-in wardrobes
- Bright three-piece bathroom
- Front, side, and rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing

Virtually renovated by Property Studio





On the first floor, a landing (with storage) leads to the home's two bedrooms and a bathroom. The bedrooms are both well-proportioned doubles and enjoy large built-in wardrobes, with one enjoying a sunny southwest-facing aspect. Finally, the bathroom comprises a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC. The home is kept warm by a gas central heating system and the windows are all double-glazed. Externally, the house is flanked by front, side, and rear gardens, with the front and side boasting a sunny aspect and featuring lawns and a colourful, leafy border. The rear garden is predominantly lawned and has a shed for outdoor storage. Unrestricted on-street parking can be found on Craig Avenue.

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.







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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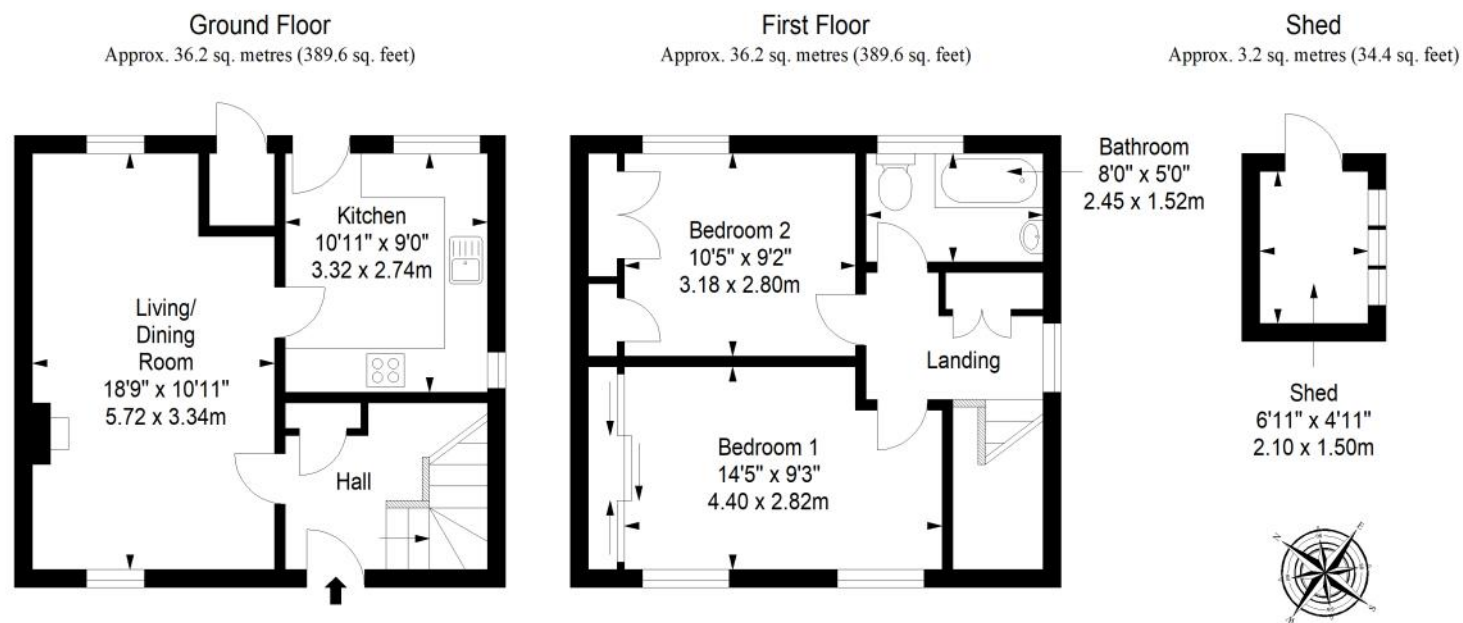


HOUSE SALES

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



Total area: approx. 72.4 sq. metres (779.2 sq. feet)