



19 Vert Court, Haldane Avenue

HADDINGTON, EH41 3PX

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated on the first floor of a converted former hospital in the highly desirable market town of Haddington, this two-bedroom apartment impresses with its stylish interior, generous proportions, and quality finishes throughout.

The welcoming hallway, adorned with plush carpeting, a soothing colour palette, and built-in storage, leads to a cosy and inviting sitting room. Featuring a striking accent wall and plush carpeting, this comfortable space exudes an atmosphere of relaxation and warmth.

Adjoining the sitting room is a spacious, light-filled dining kitchen. Contemporary in style, it boasts sleek gloss-white handleless wall and floor units, wood-effect worktops, and a black metro-tiled splashback. Integrated appliances include a gas hob, oven, and extractor hood.

The dual-aspect carpeted principal double bedroom is bright and tranquil, offering a good-sized layout, built-in storage, and a restful ambience. A second south-facing double bedroom provides flexibility if required for guests or a home office. Completing the interior is a well-appointed bathroom with a WC, washbasin, and bath with wall-mounted shower.

Externally, there are shared landscaped grounds and residents' parking. Additional information: The property is factored by James Gibb. Approx. £150 per quarter.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, and integrated oven, gas hob and extractor fan will be included in the sale.



PROPERTY FEATURES

- ❑ Two-bedroom apartment
- ❑ Cosy sitting room
- ❑ Light-filled dining kitchen
- ❑ Two double bedrooms
- ❑ Modern bathroom
- ❑ Residents' parking
- ❑ Shared landscaped grounds
- ❑ Gas central heating
- ❑ Double glazing
- ❑ EPC - C
- ❑ Council tax band - C
- ❑ Tenure - Freehold
- ❑ Factor Fee - £150 per quarter

HADDINGTON

Eighteen miles east of Edinburgh, The Royal Burgh of Haddington is a picturesque, friendly, and historic East Lothian market town. Surrounded by stunning countryside and on the banks of The River Tyne with access to The Lammermuir Hills there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with swimming pool, Bodyworks Gym, sports hall, and health suite.

Close to North Berwick and Gullane there are renowned golf courses and scenic beaches to experience. Nearby Dunbar has the popular East Links Family Park and Foxlake Adventures.

Haddington has an array of vibrant bars and restaurants including The Waterside Bistro and The Green. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores. There is a Tesco supermarket along with a Co-op Food. On the outskirts of town and a five-minute drive, you will find a retail park with Starbucks, Costa Coffee, and Aldi amongst others.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.



PARIS STEELE

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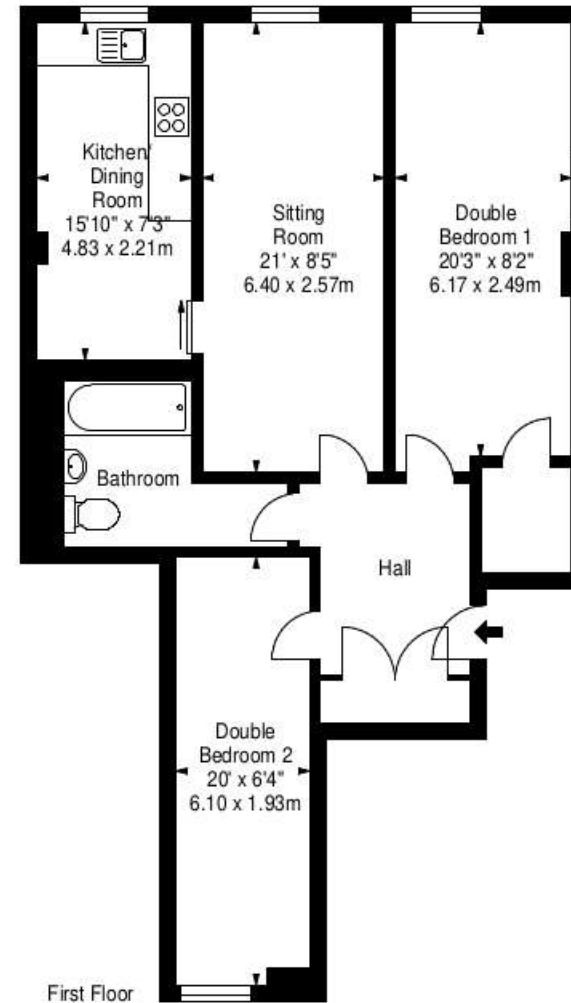
property@parissteele.com

PARIS STEELE Property

**Vert Court,
Haldane Avenue,
Haddington, EH41 3PX**



Approx. Gross Internal Area
798 Sq Ft - 74.13 Sq M
For identification only. Not to scale.
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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