



10 Ford Road  
**Haddington**  
**EH41 4AR**



# 10 Ford Road Haddington

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4 bedroom end-of-terrace family home in the charming East Lothian town of Haddington. Overlooking the River Tyne, this property requires a degree of redecoration but offers excellent potential and will appeal to a range of buyers. The ground floor of the accommodation comprises; vestibule, hallway, kitchen room with space for dining area, smaller bedroom. The first floor comprises; landing, large living room with feature fireplace, three good sized bedrooms and family bathroom with both a bath and shower. This property also boasts a double car integral garage and private courtyard to the rear, as well as a generous sized outbuilding.

## Property Features

4 Bedrooms

Requires Modernisation

Double Car Garage

Private Courtyard

Great Location

Large outbuilding







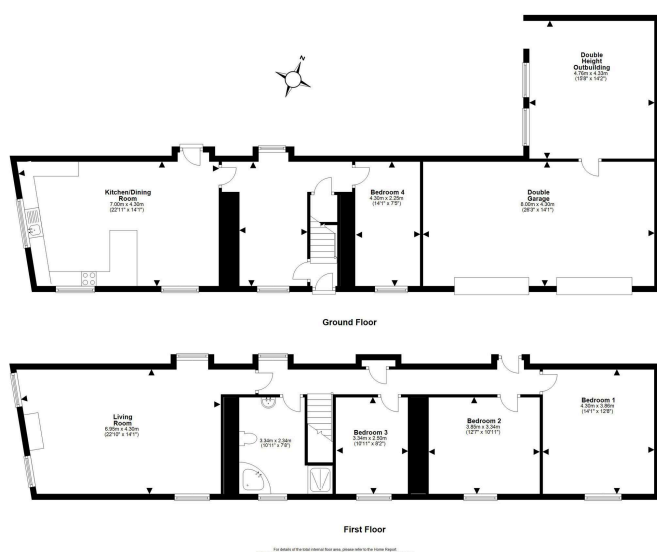




The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels.

### Extras

All carpets, fitted floor coverings, blinds, light fittings and any integrated appliances are included in the sale price. The seller will not warrant the working order of the appliances, systems or services.



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### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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