



8c Victoria Terrace  
**Haddington**  
**EH41 3DN**



Spacious (70sqm) two bedroom flat located within walking distance of Haddington's High Street requiring modernisation. The accommodation comprises of: entrance hallway, bright and airy living room, dining kitchen, master bedroom, second bedroom, bathroom with WC, wash hand basin and bath with shower over. The property also benefits from gas central heating, There is also parking available in the surrounding streets.

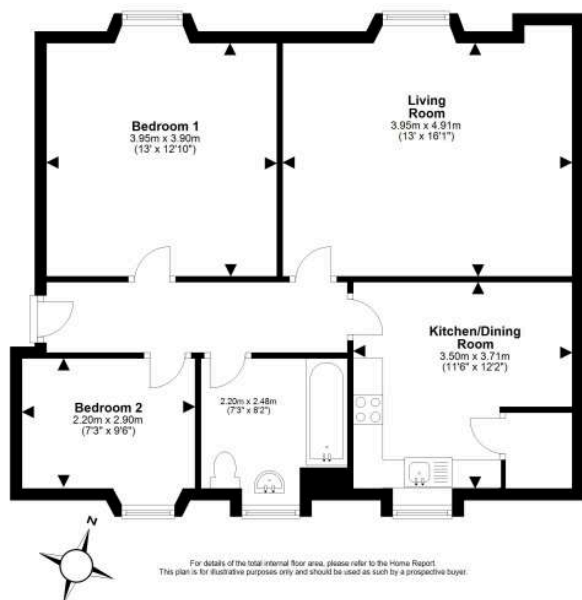
### Location

The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The county's beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne close by. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. 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

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures and integrated kitchen appliances (the seller will not warrant their working order).

EPC rating: E



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0131 270 7777

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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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### EDINBURGH

58 Morrison Street  
Edinburgh  
EH3 8BP  
T+ 44 (0)131 270 7777

### GLASGOW

George House  
50 George Square  
Glasgow G2 1EH  
T+ 44 (0)141 242 6060

### EAST LOTHIAN

14 Court Street  
Haddington  
EH41 3JA  
T+ 44 (0)1620 82 2127

### SHETLAND

Nordhus  
North Ness Business Park  
ZE1 0LZ  
T+ 44 (0)1595 69 5262