



12 Clerkington Road
Haddington
EH41 4EL

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An excellent opportunity has arisen to acquire a beautifully presented ground-floor flat situated within the charming East Lothian town of Haddington.

This 63sqm property boasts private paved garden ground to the rear of the block, as well as neutral interior décor and single lock-up garage.

Upon entry to the property, there is an entrance hallway and two double bedrooms on either side. There is a modern shower room with WC and living room with large windows letting in lots of natural light. The kitchen has modern units and integrated appliances with back door access to the garden.

This property also benefits from a modern gas combi boiler and double glazed windows.

Property Features

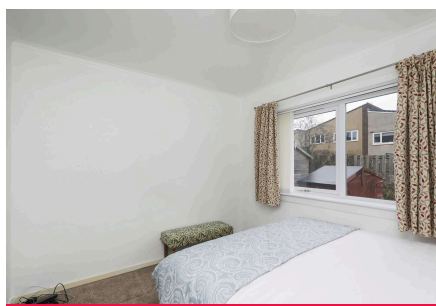
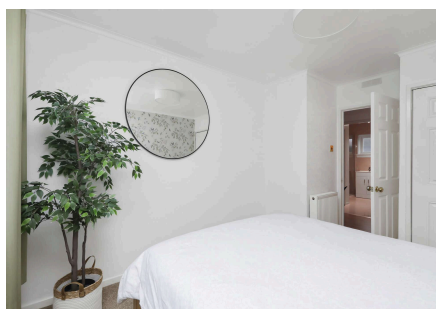
Garage

Private garden

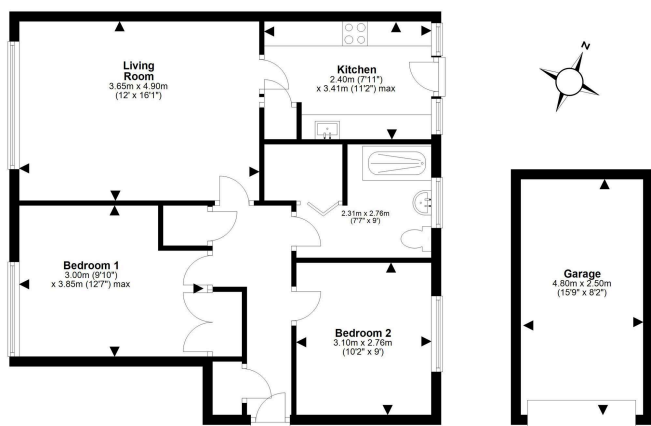
Neutral décor

Gas combi boiler

Double glazed windows







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 counties 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. Knox Academy is listed in the top 50 Scottish State Secondary schools. Private schooling is available at the Compass School as well as at Loretto in Musselburgh and in Edinburgh.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. The property is being sold as seen.

AS Anderson
Strathern

Find out more

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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