

Tranent

Call 01875 611211

Offers Over £155,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Flat 6, Starch Mill, Ford Road, Haddington, EH41 4BP



A spacious and characterful two-bedroom apartment forming part of the historic Starch Mill, a traditional stone building in the popular East Lothian market town of Haddington. Extending to approximately 76m² or thereby, the property offers generously proportioned accommodation with an excellent sense of space and a layout ideally suited to modern living. The property benefits from two well-proportioned bedrooms, a particularly spacious living area, dining kitchen and excellent storage, together with the valuable benefit of an allocated parking space. Set within an established residential location, the property is ideally placed for Haddington's excellent range of local amenities, while offering convenient access to Edinburgh and the wider East Lothian area. With its combination of historic character, generous accommodation, parking and highly accessible location, this is an appealing home for first-time buyers, couples, downsizers or those looking for a well-located investment property.

Accommodation

SECOND FLOOR

- * Hallway
- * Dual aspect living room with electric fire
- * Kitchen
- * Two spacious double bedrooms
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Double glazing
- * Electric panel heaters
- * Allocated parking space

6 Starch Mill, Ford Road, Haddington, EH41 4BP

Approximate Gross Internal Area = 76.0 sq m / 818 sq ft

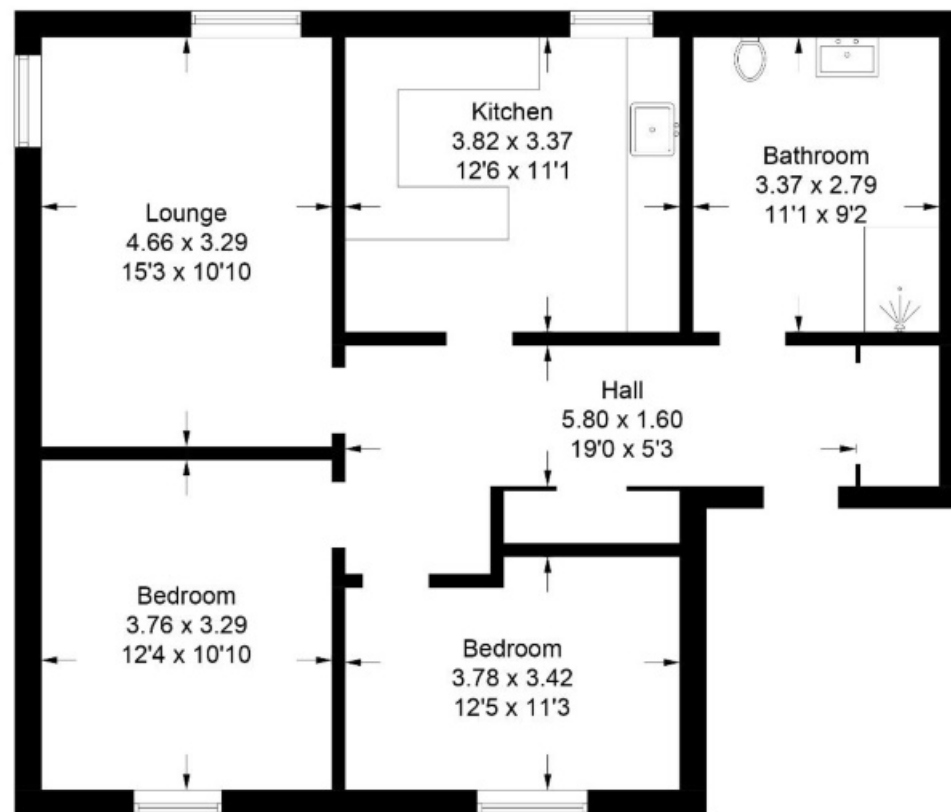


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1332105)

Situation

The historic market town of Haddington lies on the River Tyne, approximately 18 miles east of Edinburgh, and offers an excellent range of local shops, a sports centre with a swimming pool, schools for all ages, a good choice of pubs and restaurants, and numerous golf courses. Haddington provides an excellent quality of life, with a wide range of social and cultural activities supported by its lively local community, as well as delightful walks along the banks of the River Tyne. Edinburgh City Centre, Fort Kinnaird Leisure and Retail Park, the Asda Hypermarket at The Jewel, Edinburgh Airport, and motorway links to the north, south and west are all easily accessible via the A1. Good public transport services provide convenient access to Edinburgh City Centre and surrounding towns and villages, while the coastline and the A1 expressway towards Dunbar also provide easy access to the south.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains electricity, water and drainage.

EPC

Band C

Council Tax

Band C

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Tranent
Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.