



10 TYNE COURT
EAST LOTHIAN, HADDINGTON, EH41 4BL

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This three-bedroom maisonette is set on the first and second floors of a quiet riverside development with a central location in the market town of Haddington. It is beautifully presented throughout with elegant interior design and quality finishings, further boasting a spacious reception area, a well-appointed breakfasting kitchen, and an on-trend shower room. It also has great storage and a charming communal courtyard garden.

Accessed via a small flight of steps, the home's private front door opens into a stylish hall that sets the interior standards. It also provides generous storage before leading directly ahead into the living/dining room. The hall's varnished wooden floorboards continue here, while the white décor topped with a bold olive tone establishes a sophisticated mood. It is a large reception area too, affording plenty of space for lounge furniture and a table and chairs. A trio of southwest-facing windows ensure a light-filled ambience throughout the day as well. The breakfasting kitchen is next door, sporting a striking colour palette. It features excellent cabinet storage at base level alongside wood-toned worktops, housing space for freestanding appliances. It also has a walk-in pantry for added practicality.

FEATURES

- A beautiful first/second-floor maisonette
- Part of a quiet riverside development
- Central location in popular Haddington
- Stylish interior design and quality finishings
- Stairs to a private main-door entrance
- Stylish hall with generous built-in storage
- Large, southwest-facing living/dining room
- Breakfasting kitchen with a walk-in pantry
- Three bedrooms (one with built-in storage)
- Contemporary three-piece shower room
- Communal courtyard garden with storage
- Unrestricted on-street parking bays
- Gas central heating and double glazing





Upstairs, there is further storage by a bright landing that allows extra light into the home. Here, the three bedrooms offer space and versatility. Each room is finished with a sharp eye for detail, enjoying attractive styling and soft carpets. The principal bedroom has the largest footprint and a southwest-facing aspect like bedroom two, whereas the third bedroom has built-in storage and the flexibility to be used as a study/dressing area. A contemporary three-piece shower room with a fashionable aesthetic completes the accommodation. Gas central heating, including vertical radiators, and double glazing ensure optimal comfort.

Outside, homeowners benefit from shared use of a central courtyard garden that has a leafy ambience and seating to enjoy it. There is also extensive communal storage as well, which is ideal for bikes.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge/freezer, and a washing machine to be included.







Haddington, East Lothian

The Royal Burgh of Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town. East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Haddington offers a range of state and independent schools for early years, primary, and secondary education. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.





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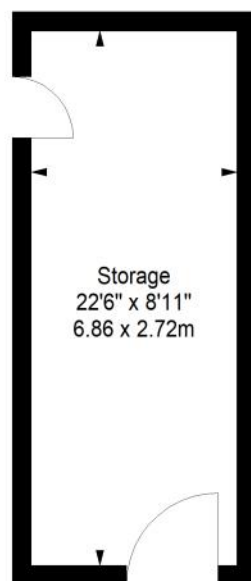
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

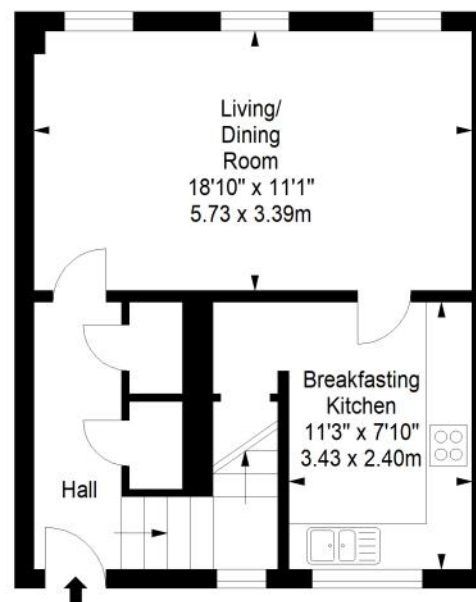
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

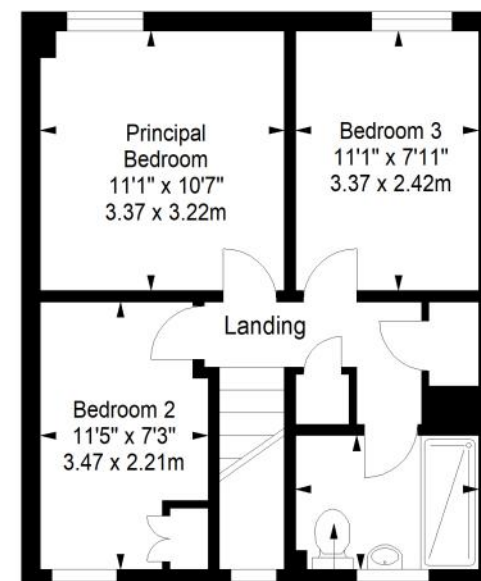
Communal Storage
 Approx. 18.6 sq. metres (200.2 sq. feet)



First Floor
 Approx. 40.5 sq. metres (435.9 sq. feet)



Second Floor
 Approx. 40.5 sq. metres (435.9 sq. feet)



Total area: approx. 81.0 sq. metres (871.8 sq. feet)