



6 Lennox Road, Haddington, EH41 4AX



Welcome

Welcome to 6 Lennox Road, Haddington - a bright and spacious ground floor one-bedroom main door flat. set in a superb location close to all amenities in the bustling market town of Haddington East Lothian. The accommodation is presented to the market in good clean condition having been upgraded by its current owner. The property benefits from gas central heating with new boiler, double glazing, and communal garden grounds with ample on-street parking. This property will suit a host of potential purchasers, from first time buyers to those looking to downsize with ground floor living, and we would therefore recommend viewing at your earliest convenience.

- Own main door entry
- Entrance vestibule with glass door to the hall
- Inner hallway
- Spacious living room with twin front facing windows, and built-in storage
- Fitted kitchen with rear facing window, a range of base and wall units, electric hob, extractor, oven, washing machine and fridge freezer
- Double bedroom with twin front facing windows
- Bathroom with three-piece white suite, raindrop shower and attachment over the bath, shower screen, wc, sink, and heated towel radiator
- Gas central heating (new boiler) and double glazing
- Communal garden grounds and ample on street parking





Haddington

Haddington, nestled in the heart of East Lothian, is a vibrant market town renowned for its rich history and picturesque surroundings. The town offers an array of charming independent shops, cafés, and restaurants, as well as convenient access to supermarkets and local amenities. Excellent transport links connect Haddington to Edinburgh and the wider area, making it an ideal location for commuters and families alike. Residents enjoy beautiful riverside walks, parks, and a strong sense of community, all set amid the rolling countryside characteristic of East Lothian.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances and any remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

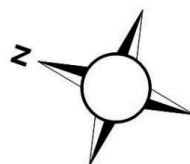
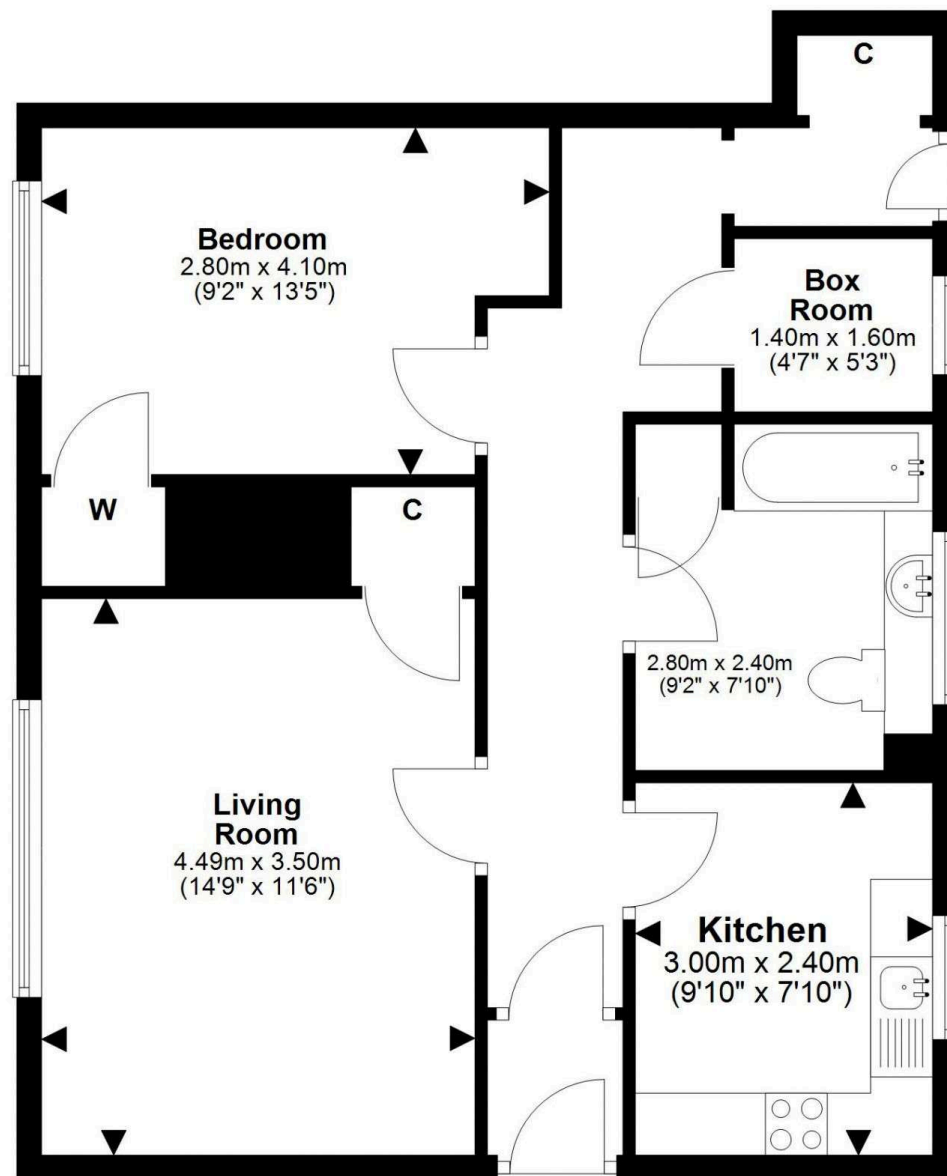
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the 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 Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.