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Offers Over £194,000

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6 Traprain Terrace, Haddington, EH41 3QD













Well presented three bedroom end terraced villa with enclosed rear garden & off street parking, set in a quiet street within the sought after historic rural town of Haddington. This charming property offers well proportioned accommodation for a young family or first time buyer and is just a short stroll from the picturesque River Tyne and the bustling High Street. On the ground floor is a generous and bright sitting room with feature fireplace, a stylish fitted kitchen with separate dining space including some integrated appliances and French doors to the rear garden. On the upper floor are three bedrooms; from the third bedroom is a removable staircase which leads to the large lined and floored attic space with Velux window.

Accommodation

Ground Floor

* Welcoming hallway
* Bright sitting room with feature fireplace
* Stylish fitted kitchen with separate dining space with French doors to the rear garden

First Floor

* Landing
* Two double bedrooms
* A third bedroom with removable staircase leads to the floored & lined attic space with Velux window
* Tiled Shower room/WC

Additional Information

* Gas central heating and double glazing throughout
* Fitted wardrobes in two of the bedrooms
* Includes integrated hob, oven, cooker hood & dishwasher
* Easy maintenance paved rear garden and two sheds included
* Ample off street parking ato the side of the property

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Approximate Gross Internal Area
82.7 sq m / 890 sq ft

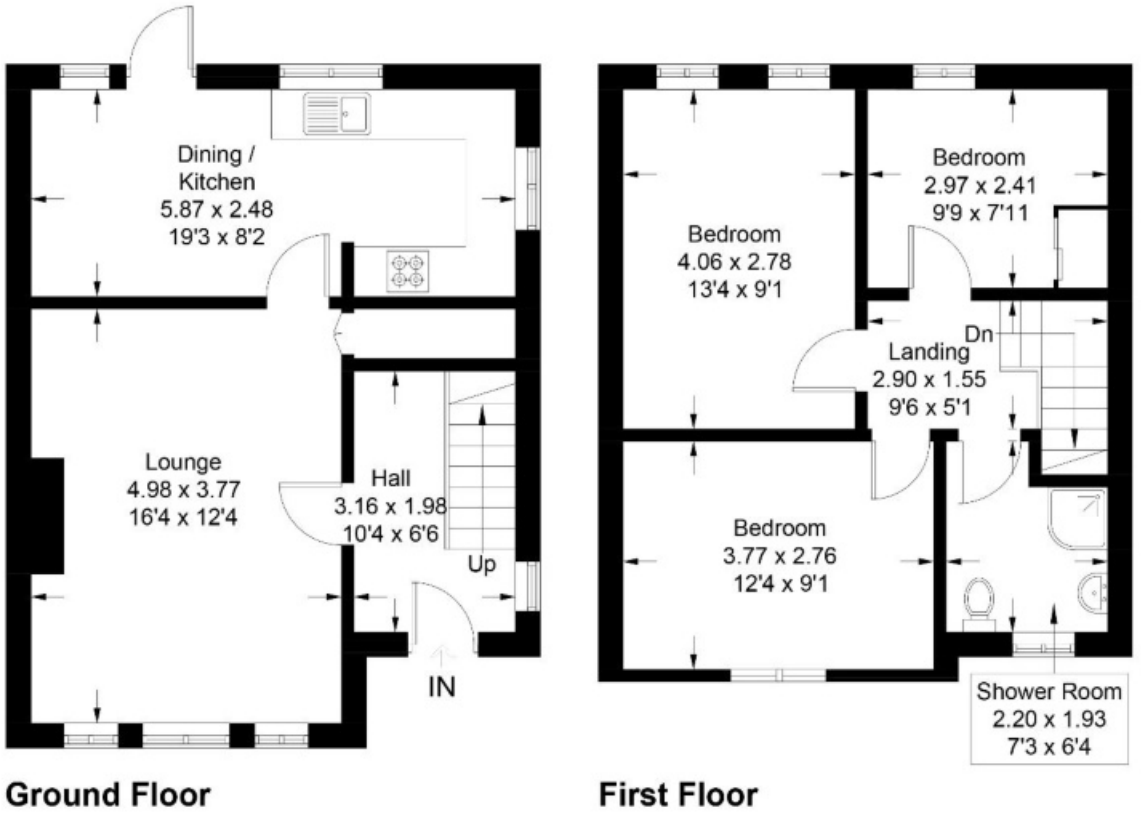


Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1349252)

Location
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, sports centre with swimming pool, schooling for all ages, a good choice of pubs & restaurants & numerous golf courses. Haddington offers an excellent quality of life with a wide range of social & cultural activities generated by the lively local community and delightful walks along the banks of the River Tyne. Edinburgh City Centre, the Fort Kinnaird Leisure & Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport & motorway links to the north, south & west are all easily accessible via the A1. Good public transport services to & from Edinburgh City Centre and surrounding towns and villages including the coastline & the A1 expressway to Dunbar also provides easy access to the south.

Fixtures and Fittings
All fixtures and fittings, fitted floor coverings, blinds and some light fittings, including integrated gas hob, electric oven, hood & dishwasher are included in the sale. Free standing appliances may be available by separate negotiation and are without warranty.

Services
Mains electricity, gas, water and drainage

EPC
Band D

Council Tax
East Lothian 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.

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Interested in this property?

Tranent
Call 01875 611211

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Tranent, EH33 1HH
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
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Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
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Annan,	Tel 01461 202 866/867
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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.