



17 Vert Court

Haddington, East Lothian, EH41 3PX



VMH ESTATE AGENTS



Stylish first-floor flat forming part of a converted hospital in popular Haddington

- Sitting/dining room
- 2 double bedrooms
- 3rd Bedroom
- Shower room
- Well-appointed kitchen
- Excellent storage
- Allocated parking space
- Ideal for professionals & first time buyers
- Stylish modern interior
- Communal garden grounds
- Gas central heating & double glazing



Offers Over:

£195,000



 Freehold

Further information can be found in the home report.

[vmh.co.uk](https://www.vmh.co.uk)

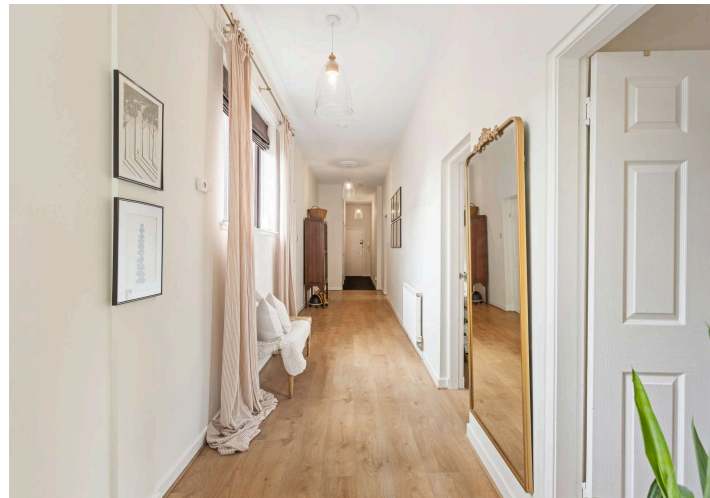
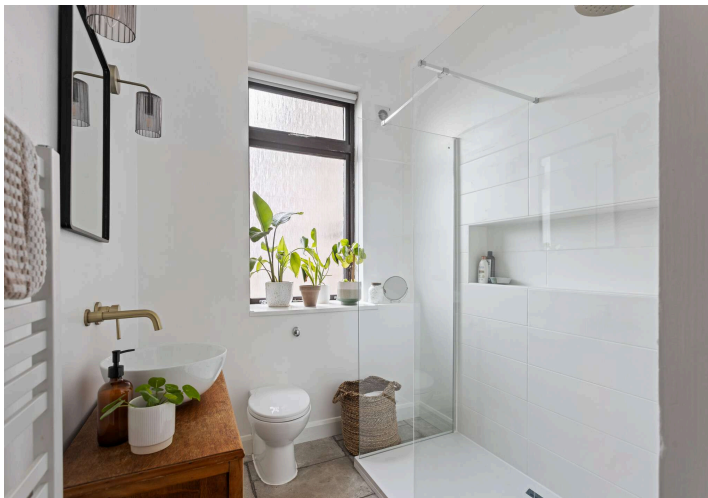
🏠 About the Property

Forming part of a converted hospital, this 3 bedroom 1st floor flat offers a spacious home with modern stylish interiors, ideal for professional couples and first time buyer.

The property is beautifully presented throughout, further benefitting from gas central heating, double glazing, large hall storage with plumbing for a washing machine & tumble dryer, and an allocated parking space.

⊕ Extras

To include all fitted floor coverings, blinds, oven & hob. The fridge/freezer, & washing machine may be available by separate negotiation. The dishwasher & tumble dryer are not included.



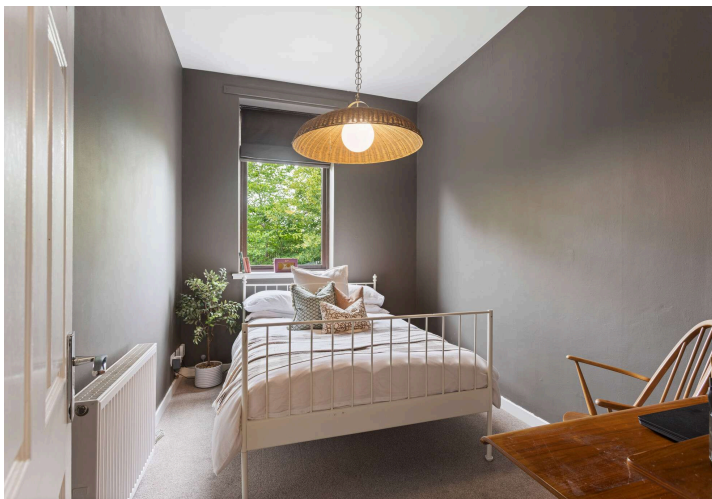


📍 Location

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 county's 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.



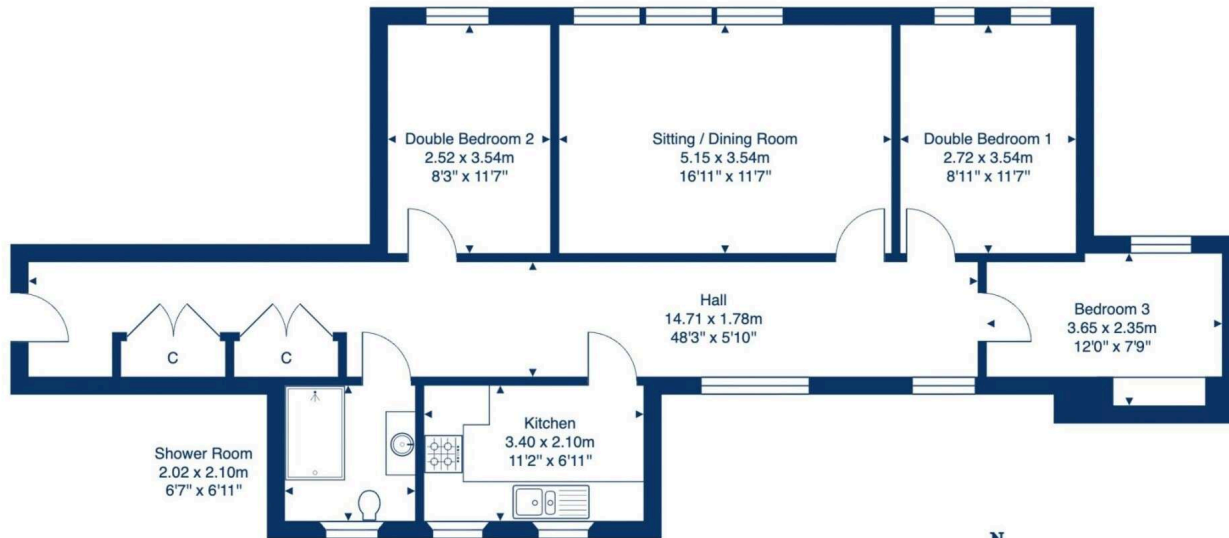
🏠 Management

The development is factored by James Gibb Residential Factors at a current cost of approximately £160 paid every other month. This cost covers the cleaning of the communal stairwell in addition to the maintenance of the common green spaces.



Floor Plan

17 Vert Court, Haldane Avenue, Haddington, EH41 3PX



First Floor



Total Area: 85.8 m² ... 924 ft²

All measurements are approximate and for display purposes only.





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