

COULTERS[©]

14 FLAT 7 BROWN STREET

HADDINGTON, EAST LOTHIAN, EH41 3JH

 2 BED  1 BATH  1 PUBLIC



VIRTUALLY STAGED IMAGE

TAKE A LOOK INSIDE

Forming part of a historic building, 14 Flat 7 Brown Street is a bright and attractive two bedroom top floor flat, centrally located in the popular market town of Haddington, within easy walking distance of an excellent range of shops and local amenities whilst also being within easy access of Edinburgh City Centre.

The property offers well proportioned modern accommodation with a lovely open outlook across the town and ample on-street parking.

KEY FEATURES



Modern, well proportioned accommodation



Two double bedrooms and contemporary shower room



Lovely open views across the town



On-street parking



Centrally located close to local amenities and transport links



Ideal as a permanent residence or a holiday home

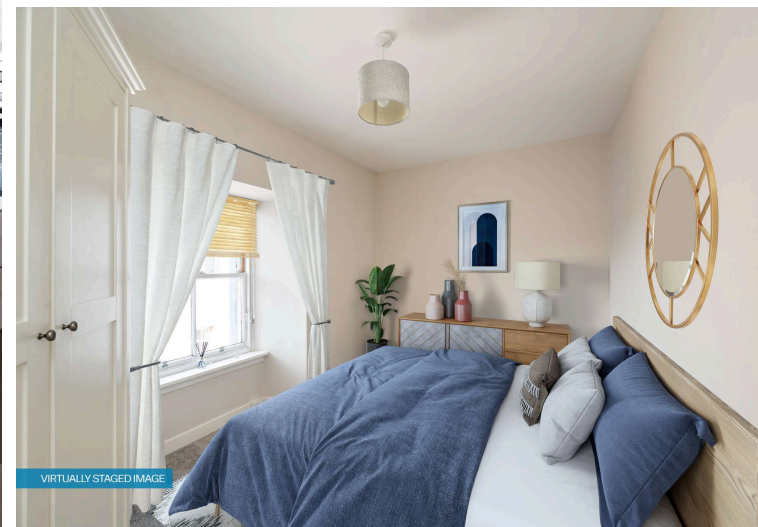


EPC Rating - C



Council Tax Band - D





The accommodation, which is accessed via a secured shared entrance, comprises of an entrance hall with a storage cupboard; a spacious living room/dining room open plan to a stylish kitchen fitted with a good range of units, integrated appliances; a useful utility room; two double bedrooms; and a contemporary shower room.

EXTRAS

All fitted carpets, fitted floor coverings, curtains and blinds are included in the sale price together with the hob, oven, fridge/freezer, dishwasher and washing machine.

The building is factored and maintained by James Gibb, annual fees are approximately £1320.



THE LOCAL AREA

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of the River Tyne and surrounded by beautiful countryside, there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The local Farmers Market is a monthly delight with a variety of local seasonal produce on offer, and the annual Haddington Show is a superb agricultural event showcasing a range of livestock, food and local crafts. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, gym, sports hall, and health suite.

The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket. The retail park, which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others. World renowned golf courses and stunning sandy beaches can be easily accessed making Haddington a popular location for families and golfers alike.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Haddington is a ten-minute drive to Longniddry train station which has a regular service between Edinburgh and North Berwick. There is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

HOME REPORT VALUATION: £200,000



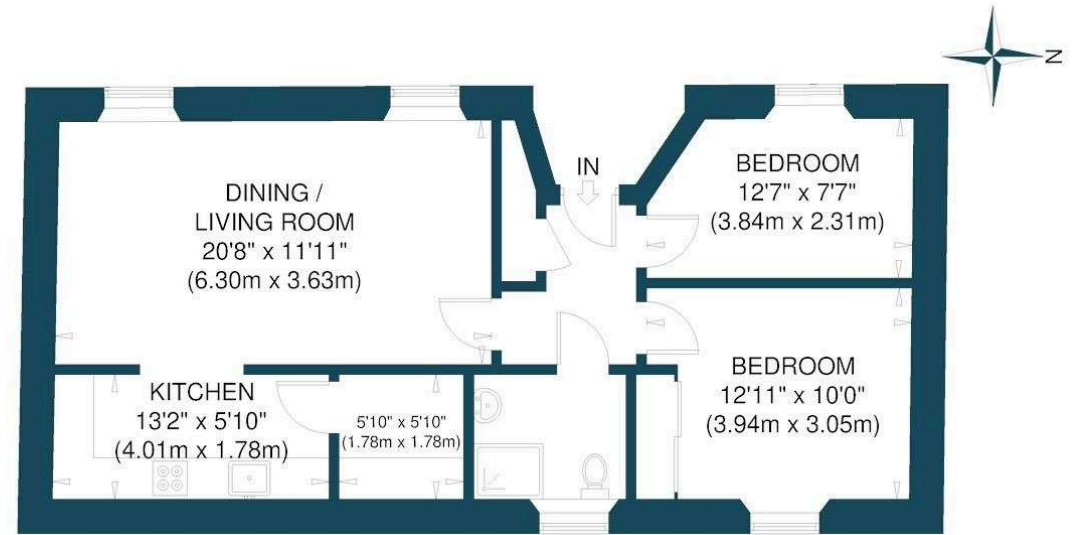
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.