



12 Ross's Close

Haddington, EH41 3EJ



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60sqm

EPC

C

AS Anderson
Strathern

12 Ross's Close

Haddington, EH41 3EJ

Situated in the heart of Haddington, this appealing one-bedroom main door upper villa offers comfortable accommodation within easy walking distance of the town's excellent amenities.

The property features a spacious living room with ample space for both relaxing and dining. The fitted kitchen offers good storage and workspace, while the well-proportioned double bedroom sits alongside a generous bathroom. Excellent storage is provided by several cupboards off the hallway, together with a useful external store.

Further benefits include gas central heating, double glazing, and access to a shared courtyard.

Combining comfortable accommodation with a highly convenient location, this property is likely to appeal to first-time buyers, downsizers and investors alike.

Property features

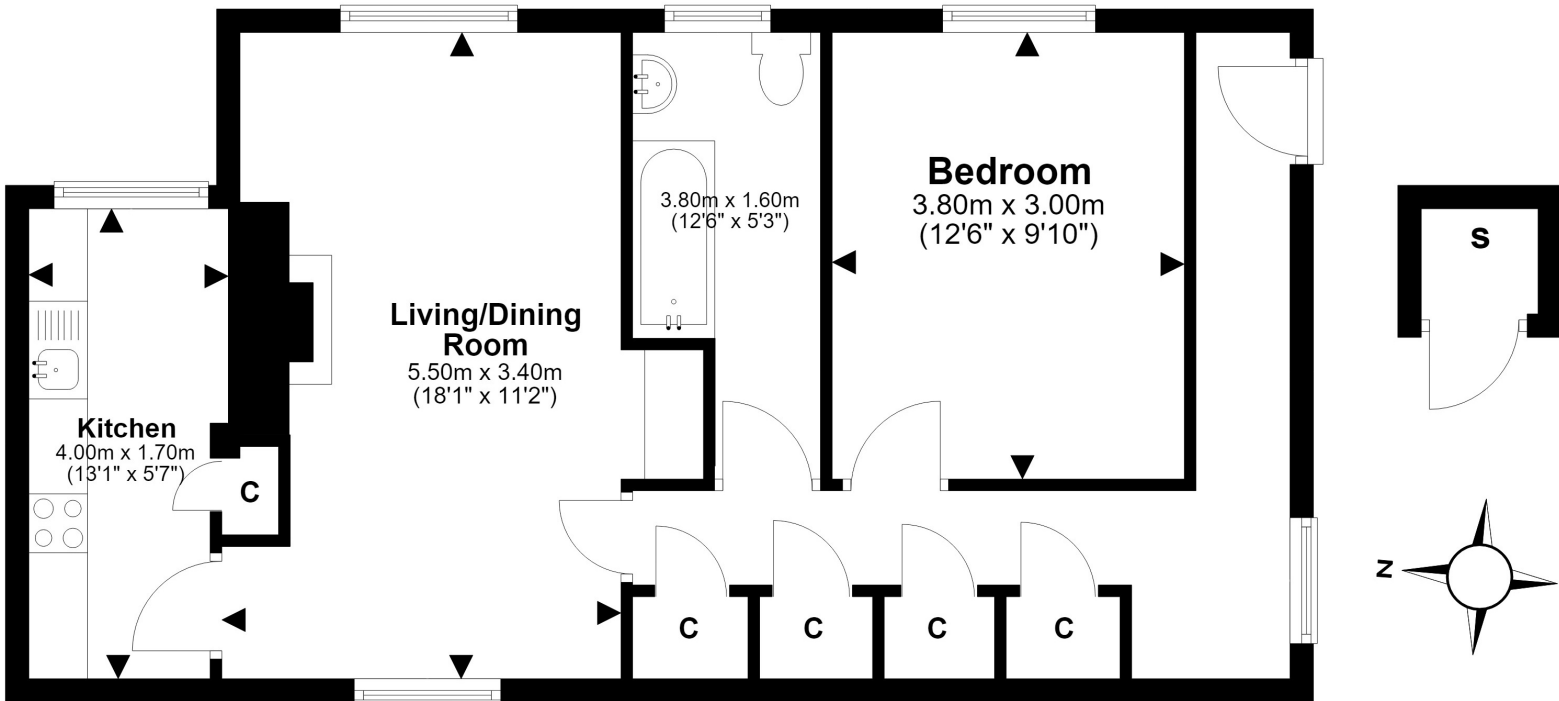
- Upper flat
- Central location
- Ample storage space
- Double glazing
- Gas central heating
- Communal courtyard





Location

The popular county town of 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.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures.

Council Tax band B

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



Edinburgh 58 Morrison St EH3 8BP 0131 270 7777	Glasgow 50 George Sq G2 1EH 0141 242 6060	Haddington 14 Court St EH41 3JA 01620 824 016	Lerwick Nordhus, Business Park ZE1 0LZ 01595 695 262	Kirkwall N8 Laing Street KW15 1NW 07484 906 800
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