



18 VERT COURT

HALDANE AVENUE, HADDINGTON
EAST LoTHIAN, EH41 3PX



2 BED



1 BATH

Forming part of an impressive red sandstone building, formally the Vert Memorial Hospital, this two-bedroom first-floor flat lies in desirable Haddington and enjoys fresh, neutral décor throughout its spacious rooms, plus access to a delightful communal garden and allocated residents' parking.



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THE PROPERTY

- Ideal for first-time buyers, commuting professionals, and rental investors, this two-bedroom first-floor flat lies on the edge of Haddington, within easy walking distance of the town's High Street and picturesque surrounding countryside, and with transport links on the doorstep.
- Approached via a secure shared stairwell, the front door opens into a hall with built-in storage – ideal for coats and shoes. Decorated in neutral hues enhanced by oak-styled flooring, the hall gives a pleasant introduction to the tasteful interiors to follow.
- Leading off the hall is a light and airy living room. Lit by a trio of west-facing windows allowing afternoon sun to stream in, this generous reception area promises flexible space for various furniture layouts and is identically styled to the hall.
- The neighbouring, dual-aspect kitchen, with space for a seated dining area, is fitted with a selection of attractive classically-styled cabinets accompanied by workspace and neutral splashback tiling. An integrated electric oven and a gas hob (paired with a hidden extractor fan), and a freestanding fridge freezer and an undercounter washing machine also feature.
- The flat accommodates two bedrooms – a good-sized double and a spacious single. Both bedrooms feature fresh neutral décor and carpeting and enjoy a leafy outlook.
- Completing the accommodation on offer is a bright bathroom comprising a shower-over-bath, a pedestal basin, a WC, and a mirrored, corner vanity unit.
- Gas central heating and double glazing throughout ensure a warm and economically-run home all year round.
- Externally, the flat benefits from access to a leafy, beautifully-maintained shared garden.
- The development incorporates a private residents' car park with an allocated space for the property.
- Extras: All fitted floor and window coverings, light fittings, and kitchen appliances to be included in the sale.
- EPC Rating: D
- Factor: James Gibb in Edinburgh at a cost of around £50 a month

All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

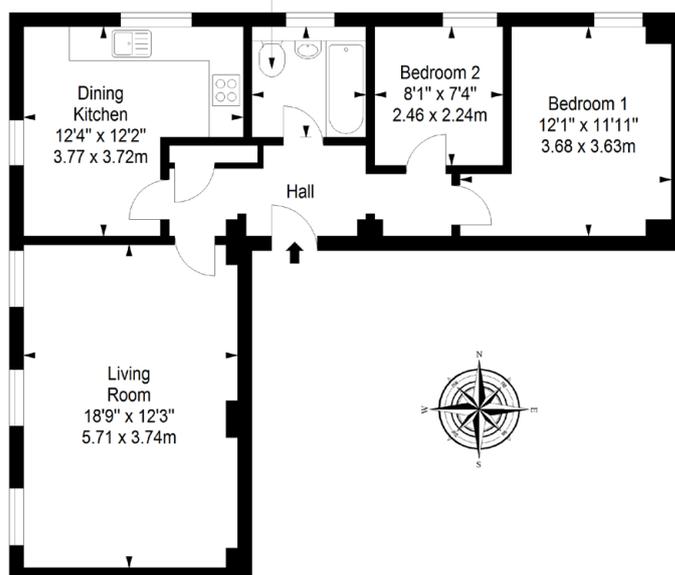
LOCATION

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. The town offers a wealth of amenities and state-of-the-art facilities on its vibrant High Street. Large supermarkets and various independent retailers are all on offer. There is an excellent selection of coffee houses, cafés, eateries, restaurants and pubs. Haddington also offers a range of boutique shops, art galleries (including the famous Peter Potter Gallery), hardware shops, charity shops and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre, is on the High Street. Haddington offers good state schools at both primary and secondary levels, as well as a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sport Centre (with 2 swimming pools and various fitness classes), and, for walkers, strolls along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick or further afield.



First Floor
Approx. 63.7 sq. metres (685.7 sq. feet)

Bathroom
6'6" x 6'5"
1.98 x 1.95m



Total area: approx. 63.7 sq. metres (685.7 sq. feet)

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.