



55 SEGGARSDEAN COURT

HADDINGTON, EH41 4LZ

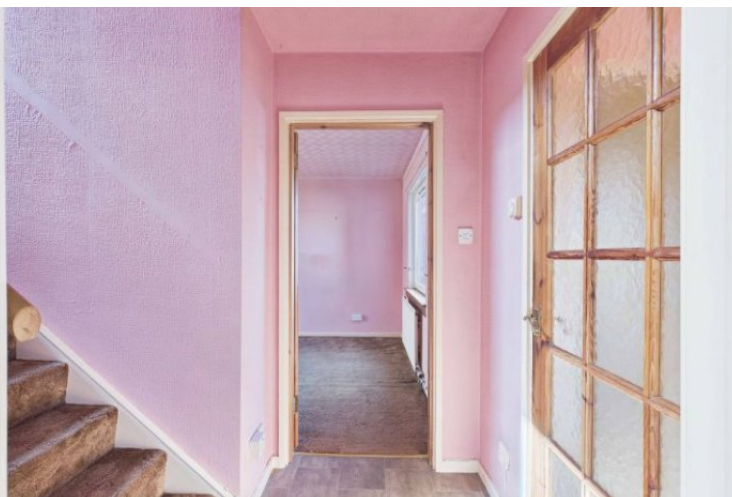


PROPERTY SUMMARY



Occupying a popular position in Haddington, 55 Seggarsdean Court offers an exciting opportunity to create a home tailored to individual tastes. Appealing to families, couples, rental investors and those seeking a quieter lifestyle, the property combines generous accommodation with excellent potential for modernisation. Haddington provides an attractive market-town setting, with a wide range of shops, cafés, restaurants, schools and everyday amenities, while the surrounding East Lothian countryside and coastline offer wonderful opportunities for outdoor pursuits. Three double bedrooms, a spacious dining kitchen and a bright triple-aspect conservatory with French doors create excellent flexibility, complemented by a generous living room with fireplace and shower room. Private gardens, an external store and unrestricted on-street parking further enhance this appealing home.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.



Virtually staged
by Property Studios



Mid-terraced house with exciting scope for modernisation with generous rooms and private gardens.

FEATURES

- Mid-terraced house in popular Haddington
- Part of an established residential setting
- Exciting opportunity for modernisation
- Entrance vestibule and hall with storage
- Generous living room with fireplace
- Triple-aspect french-doored conservatory
- Spacious dining kitchen
- Three double bedrooms, two with built-in storage
- Shower room
- Private front and rear gardens
- Private external store
- Unrestricted on-street parking
- Gas central heating and double glazing

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CLICK HERE
for a virtual tour of the property



"Bright, well-proportioned
accommodation and private
gardens."





HADDINGTON

The Royal Burgh of Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit.

It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town. East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities.

Haddington offers a range of state and independent schools for early years, primary, and secondary education. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.







OFFERS TO:
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HOUSE SALES

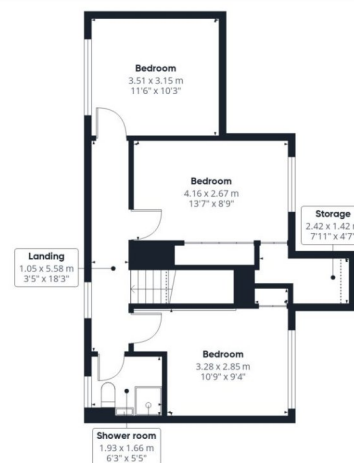
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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.

FLOORPLAN



Main Floor



Floor Level 2



GARDEN STIRLING BURNET

Approximate total area⁽¹⁾

97.8 m²
1051 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



EPC
RATING

TBC

COUNCIL
TAX BAND

C