

14 Vert Court

HALDANE AVENUE, HADDINGTON, EH41 3PX



A beautifully presented ground-floor apartment in an impressive development



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Set within the impressive and characterful Vert Court development on Haldane Avenue, this beautifully presented ground-floor apartment offers an exceptional blend of space, character and modern comfort. Extending to approximately 624 sq ft, the property is notably generous for a one-bedroom apartment, with impressive ceiling height throughout, creating an open and airy sense of volume. The ground-floor position adds to the ease and practicality of the home, while the beautifully maintained communal grounds provide an attractive setting and a pleasant approach to the property.

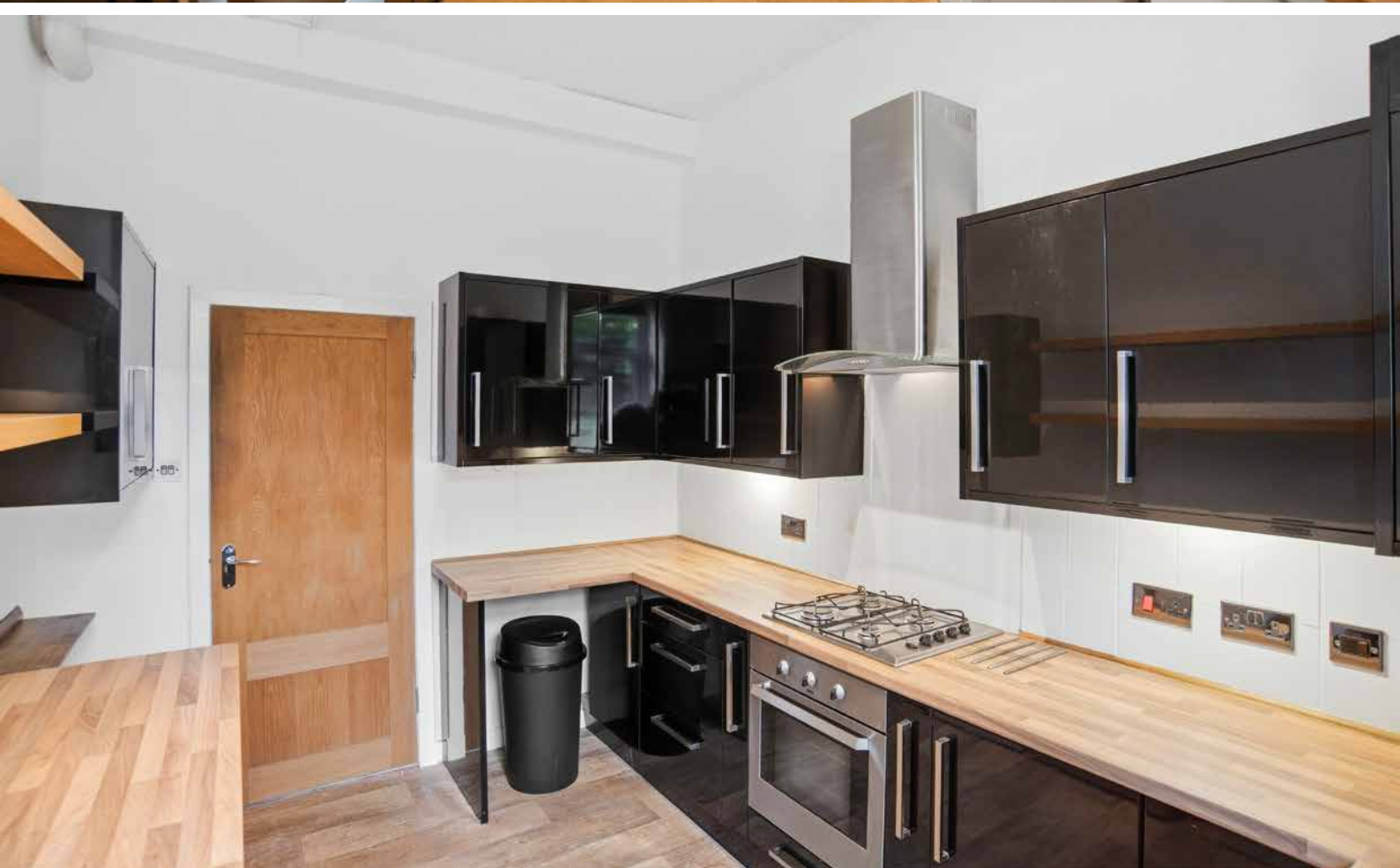
Internally, the apartment has a fresh, bright and welcoming feel, having been carefully maintained and thoughtfully upgraded by the current owner. The accommodation is presented in genuine move-in condition, with a neutral and contemporary feel.

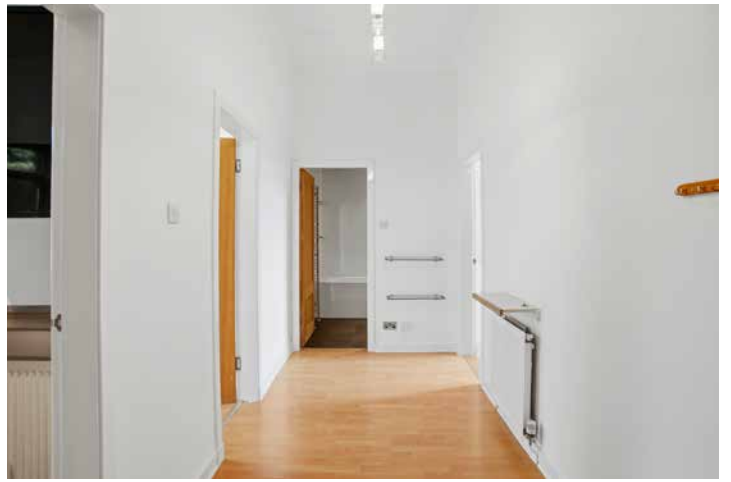
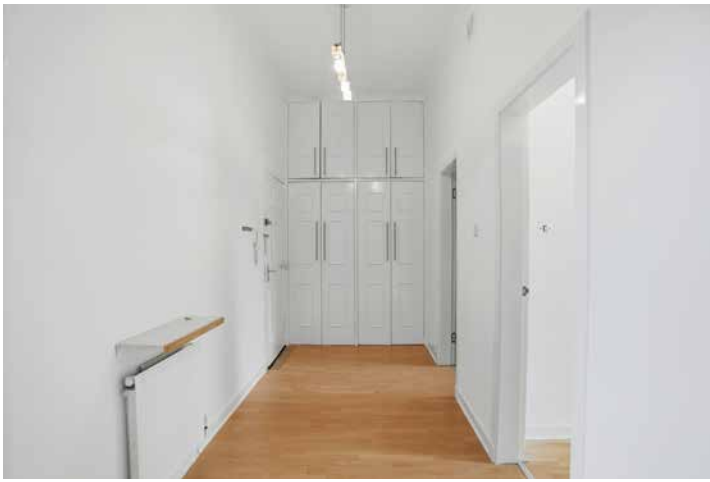
THE LIVING ROOM



The spacious living accommodation provides an excellent everyday setting, with plenty of room for both comfortable seating and dining. Large proportions, together with the high ceilings, give the principal living space a particularly appealing sense of scale. The kitchen is equally impressive, offering excellent storage and generous preparation space alongside integrated appliances. It has been upgraded to provide a smart and practical contemporary finish, with the flooring also recently replaced, creating a fresh and cohesive feel throughout. The generous proportions make this a kitchen that is both functional and enjoyable to use.

THE KITCHEN





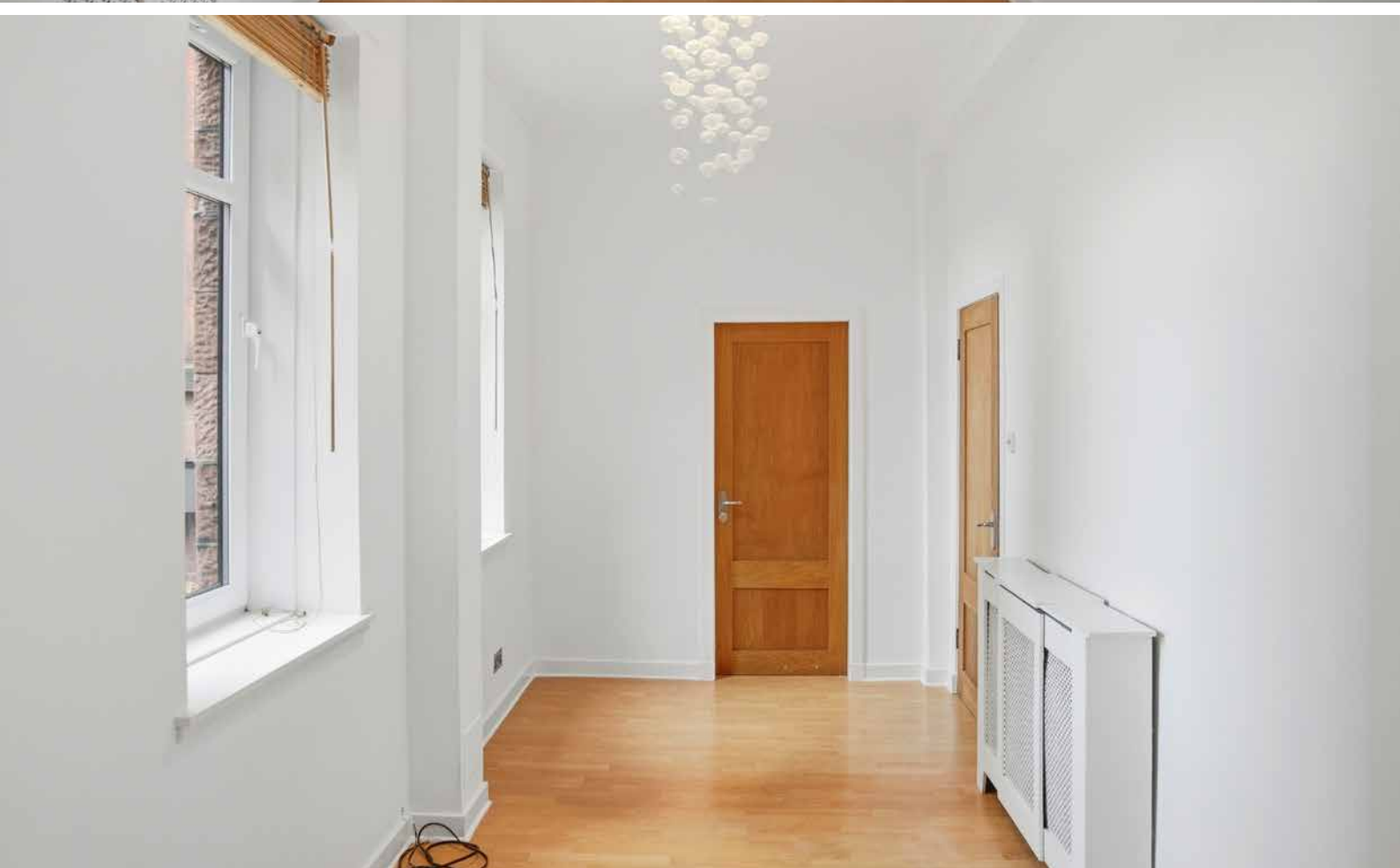
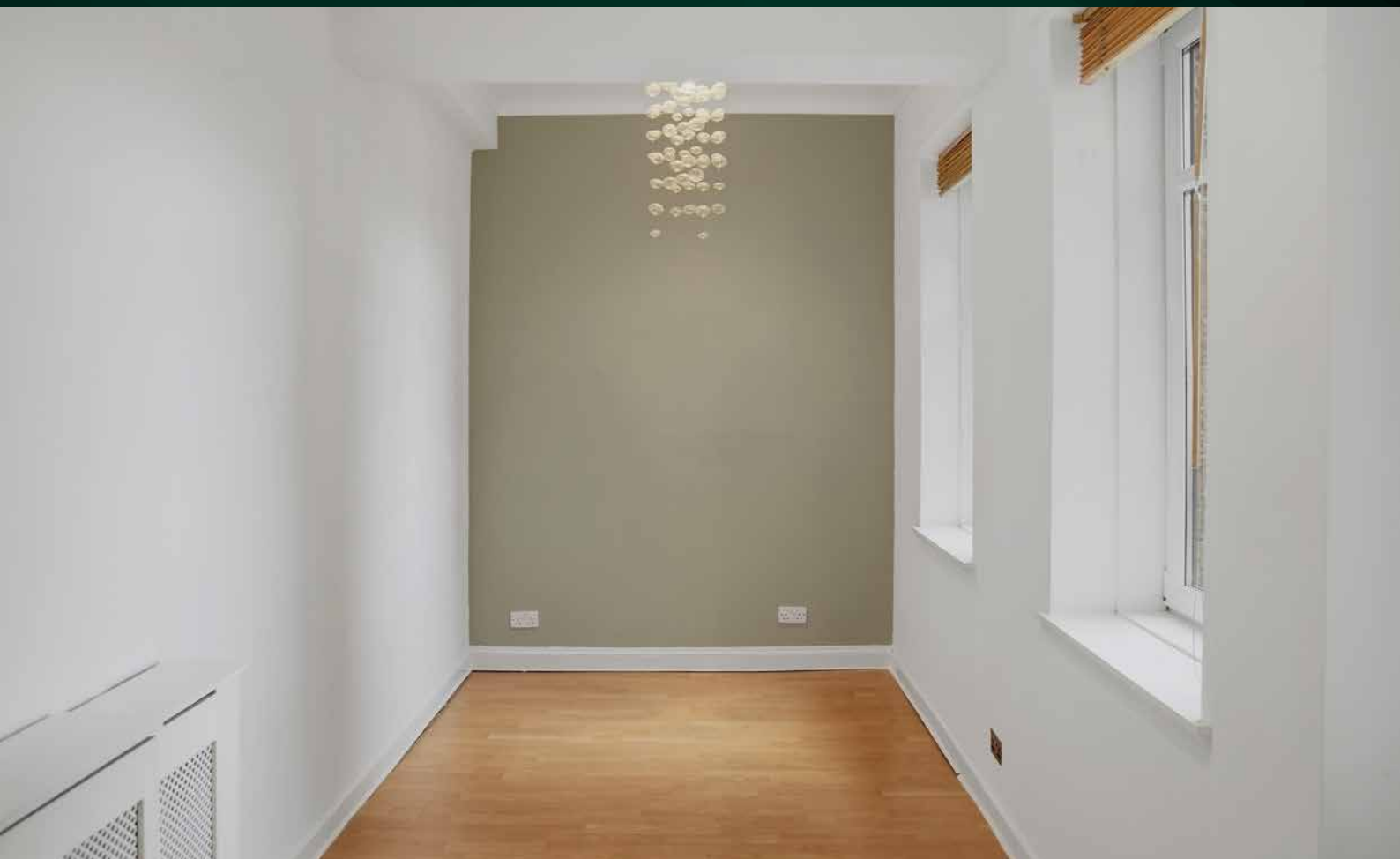
The double bedroom is well proportioned and benefits from a cleverly incorporated walk-in wardrobe area, providing valuable additional storage while maintaining a calm and uncluttered feel within the room. The bathroom has also been upgraded and complements the modern presentation of the rest of the apartment.

Further benefits include double glazing and gas central heating, ensuring the property is comfortable throughout the seasons.

THE BATHROOM



THE BEDROOM

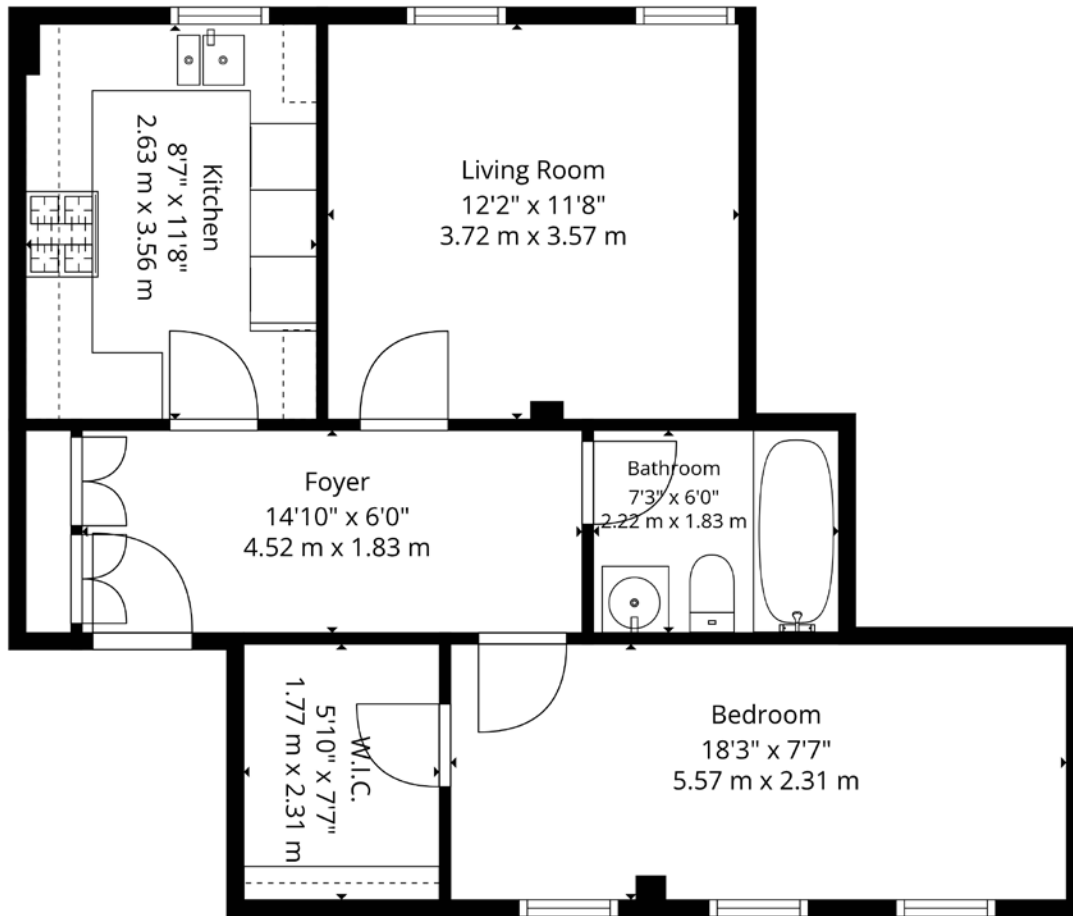


Vert Court itself is an attractive and established development with a distinctive character, incorporating a variety of generously proportioned homes within the former hospital setting. The communal grounds are well maintained and contribute significantly to the appeal of the development, offering residents a pleasant and cared-for environment.

EXTERNALS

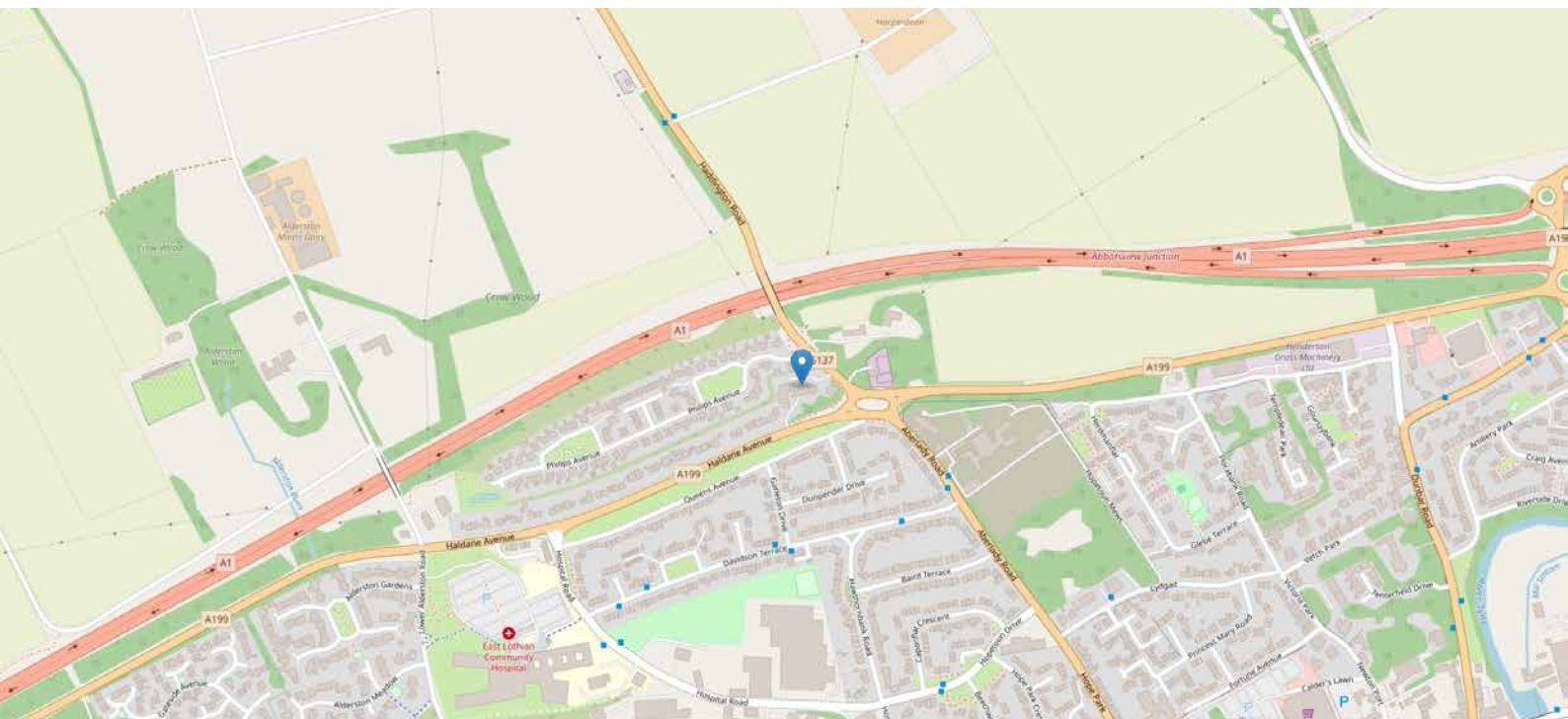


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 55m² | EPC Rating: C



THE LOCATION

Vert Court enjoys a convenient position within the popular East Lothian town of Haddington, combining an attractive residential setting with easy access to the town centre and the surrounding countryside.





Haddington is a well-established and highly regarded town, offering an excellent range of everyday amenities including independent shops, cafés, restaurants, supermarkets and local services. The town also benefits from a strong community feel, with a variety of leisure and recreational facilities close by. The surrounding area provides plenty of opportunity to enjoy the outdoors, with pleasant walks and open countryside nearby, while the River Tyne and attractive riverside areas add to the appeal of the town.

For commuters, Haddington is particularly well placed for access to Edinburgh and East Lothian, with good road links providing straightforward connections towards the capital and beyond. Regular bus services also operate locally, making the property well suited to those who want the convenience of a town location without sacrificing access to the wider area.

The combination of Haddington's historic character, excellent amenities, attractive surroundings and convenient transport links makes Vert Court an appealing location for a wide range of buyers.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ZARA GROSPPELLIER
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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 the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.