

OFFERS OVER £185,000

57 Seggarsdean Court
Haddington, EH41 4LZ

drummondmiller
Solicitors & Estate Agents



- Generously proportioned mid terraced villa
- Hall, spacious livingroom
- Modern fitted kitchen/breakfast room
- Three bedrooms
- Modern shower room
- Gardens to front and rear. External store. On street parking
- Gas central heating. Double glazing
- EPC Band C, Council tax band C

Description

This is a traditional, generously proportioned (100m sq) mid terraced villa forming part of a mature, popular development close to the town centre. The property benefits from gas central heating and double glazed windows. The accommodation comprises, entrance vestibule with storage, hall with storage cupboard, bright and spacious livingroom with patio doors to the garden, fitted kitchen breakfast room with appliances and rear hall with two storage cupboards. Upstairs is a bright landing with hatch to the attic, two generous double bedrooms, a good sized single bedroom and a modern shower room with two piece white suite and walk in shower cabinet with electric shower.





Location

Haddington is a lovely historic market town 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. East Lothian's state-of-the-art library and museum, the John Gray Centre is also on the High Street, offering interesting exhibitions throughout the year. For the sport 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. 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.

Gardens & Parking

There is a small paved front patio with external store cupboard. The larger fully enclosed rear garden is mainly pebbled, with a lawn, paved patio, covered wooden decking, wooden shed and a gate to the rear. There is ample unrestricted on street parking available to the front of the property.

Extras

All the fitted floor coverings, curtains, blinds, gas cooker, automatic washing machine and wooden shed are included within the sale price.

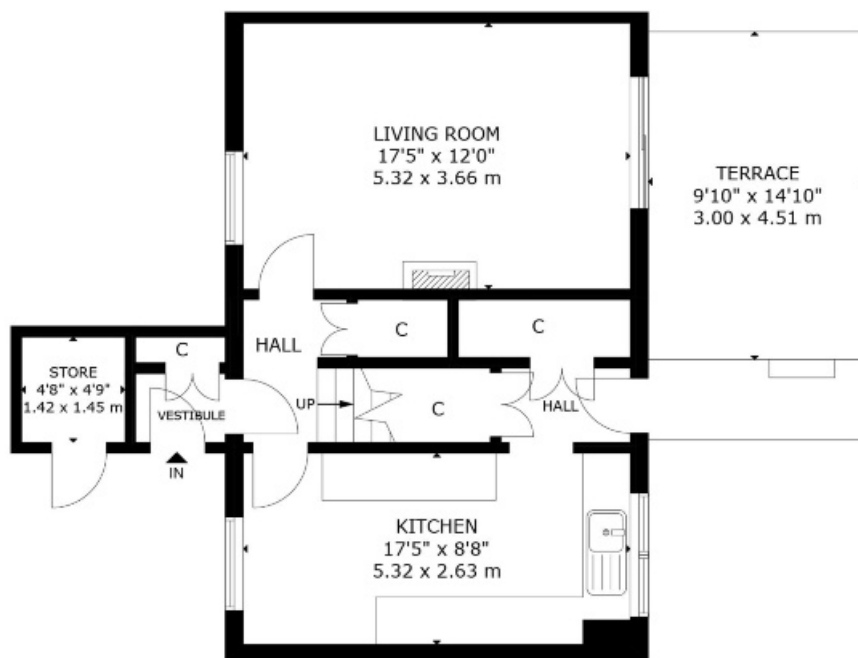
Home Report

The property has been valued at £190,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR



FIRST FLOOR

57 SEGGARSDAN COURT, HADDINGTON, EH41 4LZ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 850 SQ FT / 79 SQ M
STORE 22 SQ FT / 2 SQ M
TERRACE 960 SQ FT / 89 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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