

13 Vert Court

HALDANE AVENUE, HADDINGTON, EAST LoTHIAN, EH41 3PX



Generous one-bedroom flat which forms part of a historic hospital conversion in sought-after Haddington



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McEwan Fraser is delighted to present this generous one-bedroom flat which forms part of a historic hospital conversion in sought-after Haddington. The property enjoys a first-floor position with an elevated bay window that has excellent panoramic views. The property is presented in good condition and benefits from gas central heating and double glazing giving excellent potential as a first-time buy or sound buy-to-let investment.

THE LIVING ROOM



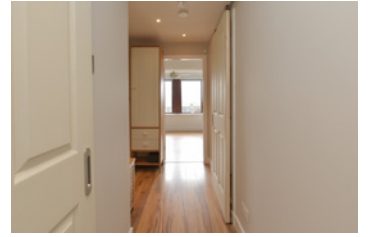
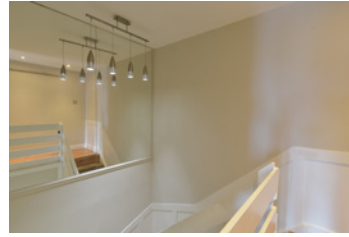
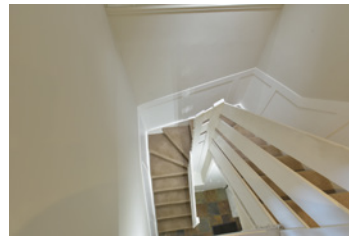
Entering the property on the ground-floor level, a welcoming hallway has storage and a staircase to the upper landing which gives access to all rooms. The accommodation is focused on a generous living room that is neutrally decorated and finished with laminate flooring. The living room has plenty of space for a variety of different furniture arrangements that will give the new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



A separate kitchen has a full range of base and wall-mounted units that are set against a tiled splashback and offer plenty of prep and storage space for the aspiring chef. A gas hob and an electric double oven are integrated.





The bedroom is neutrally decorated and has plenty of space for a full suite of bedroom furniture. Internal accommodation is completed by the shower room which is finished with a white suite.

THE SHOWER ROOM



THE BEDROOM

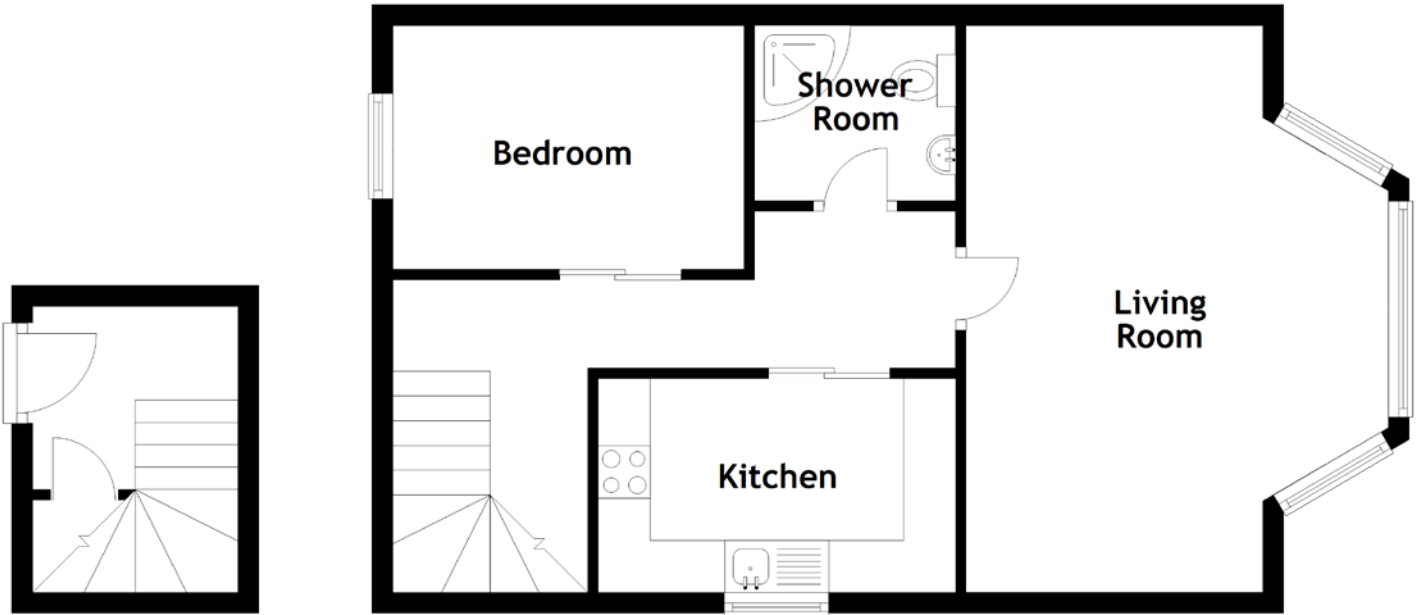


The development has communal grounds and allocated parking.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

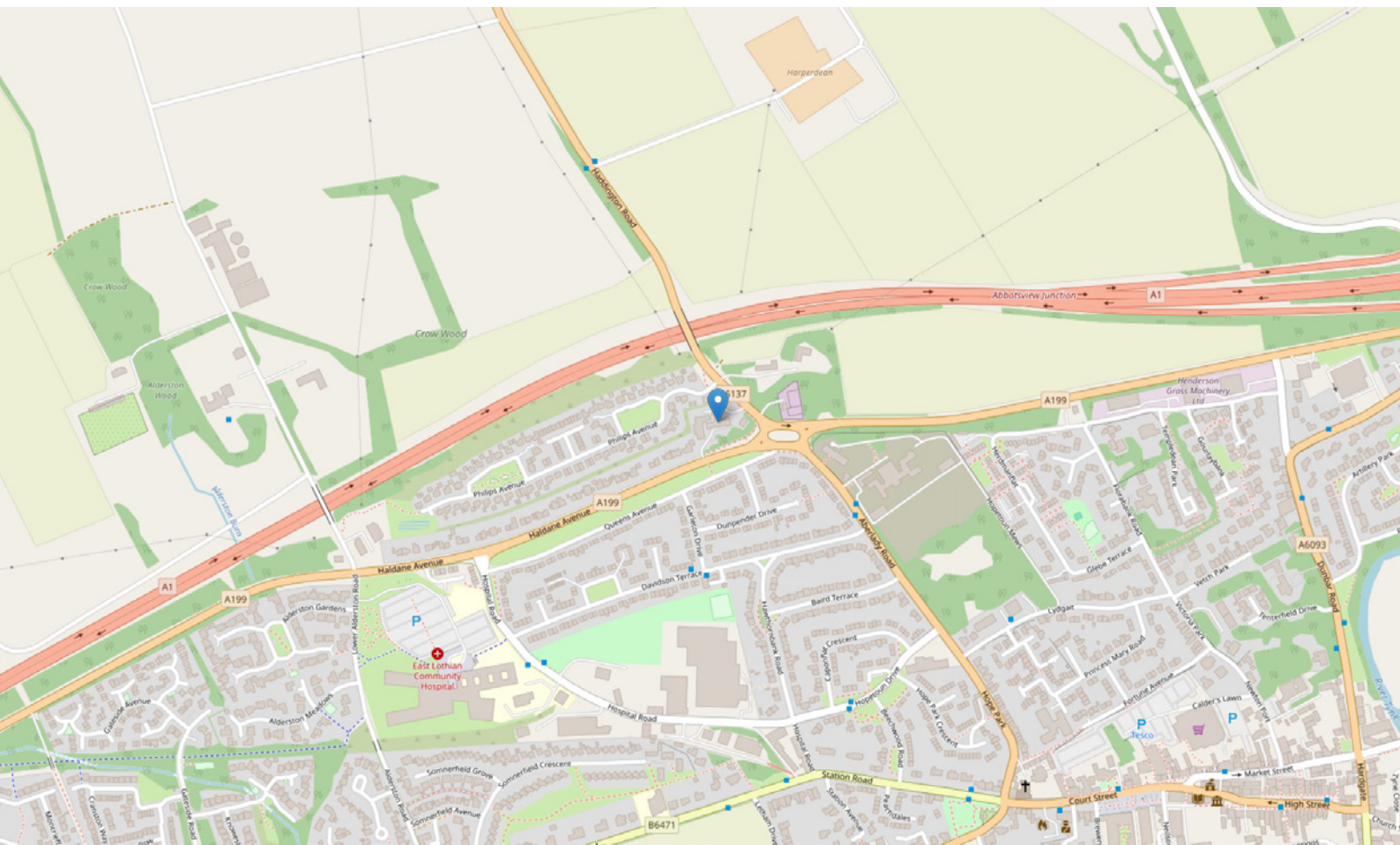
Living Room
Kitchen

5.43m (17'10") x 4.05m (13'3")
3.43m (11'3") x 2.05m (6'9")

Bedroom
Shower Room

3.37m (11'1") x 2.34m (7'8")
1.93m (6'4") x 1.68m (5'6")

Gross internal floor area (m²): 49m²
EPC Rating: C



THE LOCATION

The historic market town of Haddington lies on the River Tyne approximately eighteen miles east of Edinburgh and is situated in the heart of East Lothian's attractive countryside. The town itself offers an excellent range of local shops, a sports centre with a swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington offers a broad range of social and cultural activities generated by the lively local community including concerts in the magnificent 14th-century St Mary's Parish Church.





Edinburgh City Centre, the Fort Kinnaird Leisure and Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport, and motorway links to the north, south, and west are all readily available via the A1. The A1 expressway to Dunbar also provides easy access to the south. Access to Edinburgh is via the A1 taking approximately thirty minutes to drive and there are train facilities at nearby Drem and Longniddry Stations and a frequent bus service. There are excellent public transport services to and from Edinburgh city centre and surrounding towns and villages including the coastline.

There is good local schooling at primary and secondary levels, and private education is available at the Compass School as well as at Loretto in Musselburgh, in East Lothian, and some other prestigious private schools in Edinburgh itself, including Fettes College. Within a five-minute walk, the property has access to all of the town's amenities including the excellent primary and secondary schools, shops, tennis courts, and sports centre which has a swimming pool.



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