



**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

87 Gateside Avenue

HADDINGTON, EAST LoTHIAN, EH41 3SE

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EAST LoTHIAN, EH41 3SE

“...WELL PRESENTED
TWO BEDROOM
FAMILY HOME...”

The historic market town of Haddington lies on the River Tyne approximately 18 miles east of Edinburgh and situated in the heart of East Lothian's attractive countryside.

The town itself offers an excellent range of local shops, sports centre with swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington offers a wide 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 easily accessible via the A1. The A1 expressway to Dunbar also provides easy access to the south.

There are good public transport services to and from Edinburgh City centre and surrounding towns and villages including the coastline.



87 GATESIDE AVENUE

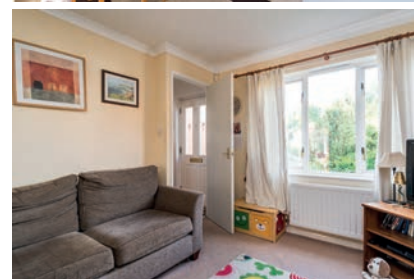
“...LOCATED
IN THE WELL
KNOWN EAST
LOTHIAN
TOWN OF
HADDINGTON...”

McEwan Fraser Legal is delighted to present to the market this two bedroom semi detached house that would make an excellent purchase for any family, first-time buyer or buy-to-let investor. Viewing highly recommended.

The property is located in a quiet residential area with very little passing traffic making it ideal for a family or those who just enjoy quiet surroundings.

The property is entered into a welcoming hallway, which provides access to the lower level of the accommodation. The large airy living room provides a generous living space with plenty of room for furniture and units. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space and free standing appliances. From the kitchen one can access the rear conservatory which leads to the fully enclosed rear garden that is laid mainly to lawn.

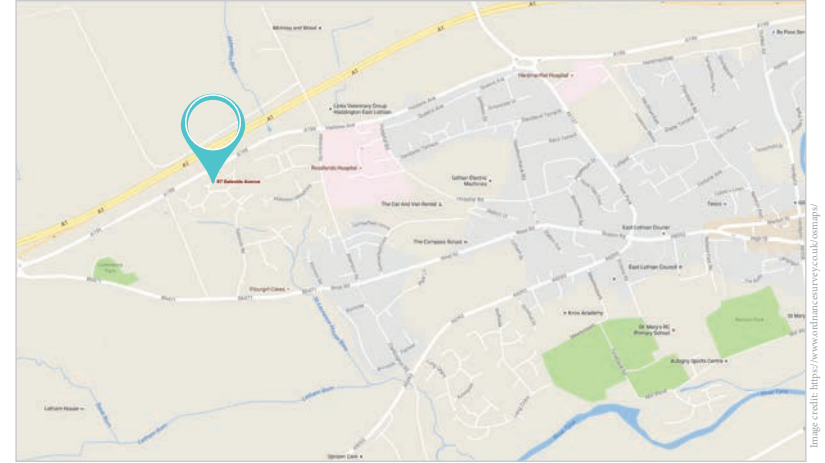
Upstairs the two generous sized rooms that are flooded with natural light and allow space for additional free standing furniture if required as well as having built-in storage space. A three piece bathroom with shower over bath completes the accommodation. Gas central heating and double glazed windows ensure a warm and cost effective living environment. An attic space can be accessed from the first-floor landing that is a handy additional storage space if required.





SPECIFICATIONS

THE FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

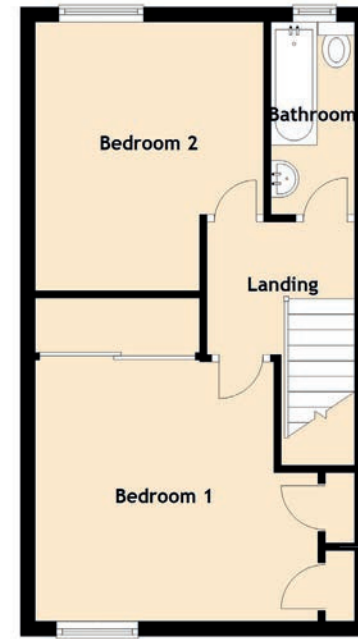
Lounge	4.40m (14'5") x 3.25m (10'8")
Kitchen	4.23m (13'11") x 2.98m (9'9")
Conservatory	3.58m (11'9") x 2.20m (7'3")
Bedroom 1	3.33m (10'11") x 3.25m (10'8")
Bedroom 2	3.24m (10'8") x 2.60m (8'6")
Bathroom	2.34m (7'8") x 1.48m (4'10")

Gross Internal Floor Area (m2) 68 M2

EPC Rating C

Extras
(Included in the sale)

Please note that the sellers are taking the curtains. They are only leaving the blinds in the hall, kitchen and bathroom. The sellers are also leaving the carpet and are taking all rugs, but the vinyl in the kitchen and laminate flooring in the conservatory will stay. The sellers are also taking all lampshades, but the strip light in the kitchen, the globe light in the bathroom will stay. The wire fittings will be left in every other room minus the lampshades. The windows are all double glazed throughout the property, including the conservatory. Also the sellers are taking the entire mantle piece, including the backing and marble base.





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Part
Exchange
Available

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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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SCOTT CAMERON
 Surveyor



Professional photography
VIKTOR VASS
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer