

**25 Vert Court  
Haddington EH41 3PX**



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## 25 Vert Court Haddington EH41 3PX

A spacious and well decorated first floor flat situated in a quiet residential location. The property is pleasantly close to the countryside and well placed for access to the A1 and to Edinburgh and the city bypass, and is also close to the mainline railway. Haddington is the county town of East Lothian and the town is well served with shops, schools and other facilities. The accommodation comprises a shared lobby, hall, livingroom, fitted kitchen, three bedrooms and a bathroom. The property forms part of a stone building and is set in grassed grounds and has dedicated parking. The property has double-glazed windows throughout and full gas central heating.

Carpeted common stairs lead to the shared lobby.

**HALL:** With hardwood flooring. Deep storage cupboard containing electricity meter and consumer unit. Further walk-in storage cupboard with shelving and hanging space.

**LOUNGE** (5.48m x 3.90m maximum dimensions): Hardwood flooring. Three double glazed windows with blinds. Outlook to south and east with panoramic views. Decorative coving. Two central heating radiators. TV aerial point. Three double 13 amp sockets.

**KITCHEN** (3.49m x 3.42m): Double glazed window. Vinyl flooring. Fitted with a range of wall and base units. Ample work surfaces with inset stainless steel sink and tiling above. Built-in Bosch oven and hob. Plumbed for automatic washing machine. Gas combi boiler. Three double and one single 13 amp sockets and dedicated supplies.

**DOUBLE BEDROOM 1** (4.65m x 3.00m): Hardwood flooring. South facing double glazed window with blind. Built-in wardrobe cupboard. Central heating radiator. Two double 13 amp sockets.

**DOUBLE BEDROOM 2** (4.60m x 2.87m): Hardwood flooring. South facing double glazed window with blind and further double glazed window to side. Built-in wardrobe cupboard. Central heating radiator. Two double 13 amp sockets.

**BEDROOM 3/STUDY** (3.61m x 2.31m): Hardwood flooring. East facing double glazed window with blind. Central heating radiator. Three double 13 amp sockets.

**BATHROOM** (2.65m x 1.96m): Tiled floor. Three piece white suite comprising bath, wash-hand basin and WC. Shower over bath. Tiled over bath with shower screen. Central heating radiator. Double glazed window.

### PRICE:

Offers around £165,000

### VIEWING:

By appointment

Telephone 07581 394892 or (01620) 829140

