

Flat 2, 1 Tindall Close

HADDINGTON, EAST LOTHIAN, EH41 3FD



This superb two-bedroom ground-floor flat, with 92m² of living space, the property enjoys superb proportions throughout



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McEwan Fraser is delighted to present this superb two-bedroom ground-floor flat to the market. With 92m² of living space, the property enjoys superb proportions throughout. Accommodation includes a generous living room, a large separate kitchen, a bathroom, a master bedroom with en-suite, and a further large double bedroom. Further benefits include resident parking, gas central heating, double glazing, a secure entry system, and direct access to a private terrace and the communal gardens.

THE LIVING ROOM



The accommodation is focused on a beautiful dual-aspect living room that is neutrally finished and bathed in natural light. The proportions on offer give plenty of space for different furniture arrangements which can easily include a large suite and a dining table. This will give a new owner plenty of flexibility to create their ideal entertaining space.



THE KITCHEN/DINER



The kitchen is adjacent to the living room and can be accessed from the living room or the central hallway which enjoys integrated storage. The kitchen has a full range of base and wall-mounted units that provide excellent prep and storage space. There is a full range of integrated appliances including a gas hob, a microwave, an electric oven, a fridge freezer, a washer dryer and a dishwasher. The kitchen also has plenty of space for a breakfast table.





Bedroom one is a large double with two integrated wardrobes and space for additional freestanding furniture. The attached en-suite shower room boasts contemporary tiling, a white suite, and a double shower cubicle. Bedroom two is a further generous double, again there are two integrated wardrobes. The bathroom is partially tiled and boasts a three-piece white suite.

Buyers should note that the bespoke shutters will remain with the property.

THE BATHROOM



BEDROOM 1



BEDROOM 2



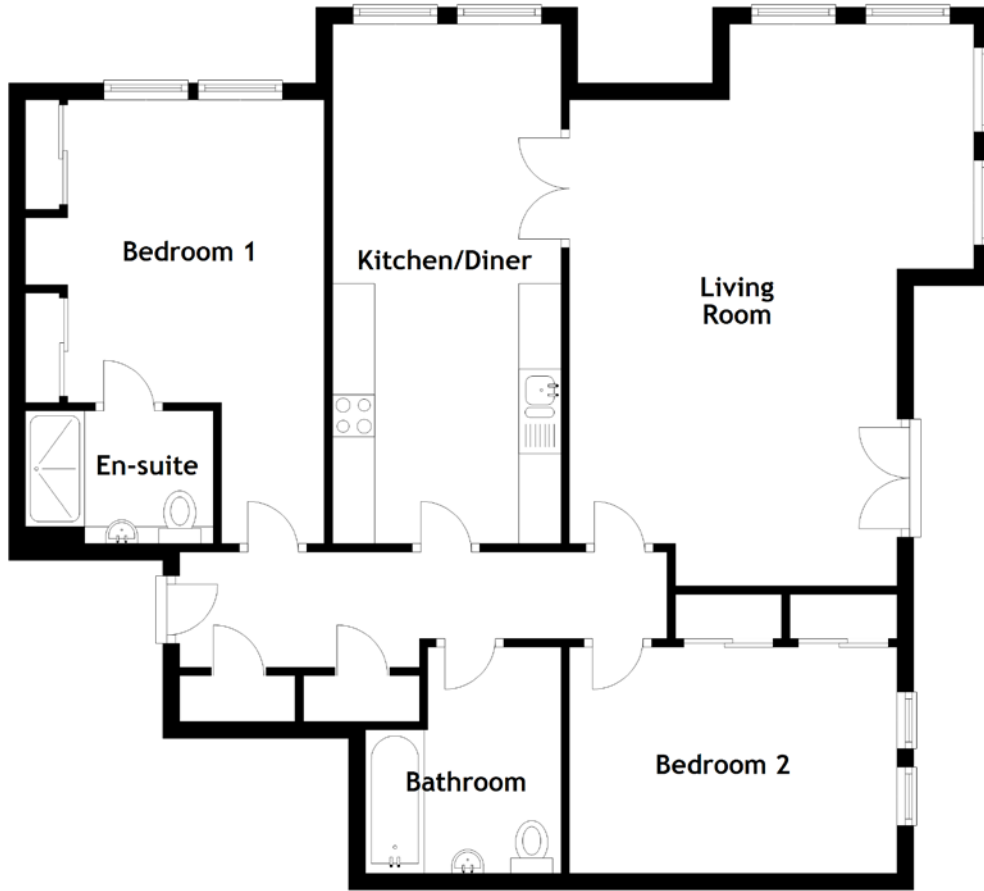
Externally, residents have ample parking in the immediate vicinity. The building is one of several dotted around well-maintained communal grounds that are looked after by the factor. The factor will also arrange the building insurance annually.

The property will benefit from the remainder of its NHBC structural warranty.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

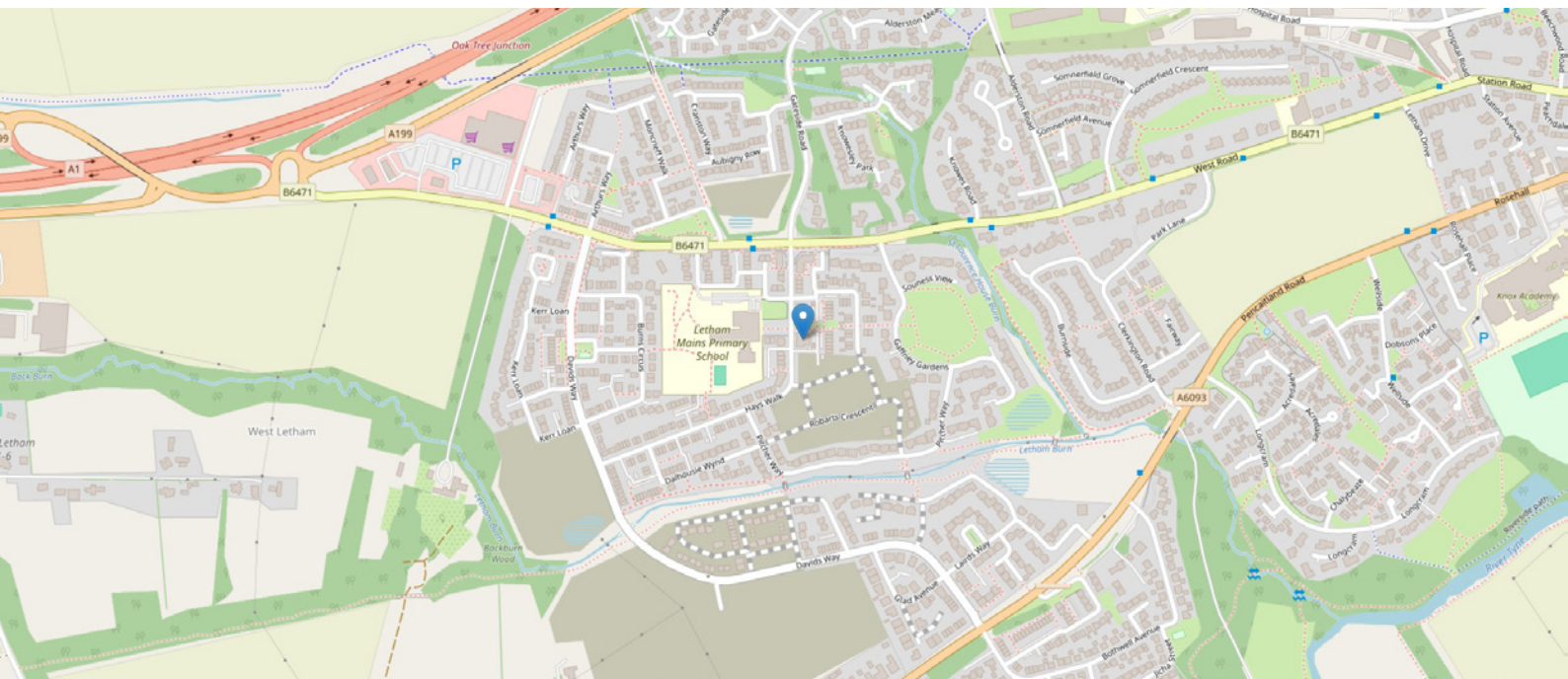


Approximate Dimensions
(Taken from the widest point)

Living Room 6.66m (21'10") x 4.80m (15'9")
 Kitchen/Diner 6.16m (20'3") x 2.71m (8'11")
 Bedroom 1 5.26m (17'3") x 3.54m (11'7")

En-suite 2.23m (7'4") x 1.57m (5'2")
 Bedroom 2 3.86m (12'8") x 2.71m (8'11")
 Bathroom 2.68m (8'10") x 2.32m (7'7")

Gross internal floor area (m²): 92m²
 EPC Rating: B



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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