



19 ACREDALES WALK

Haddington, East Lothian, EH41 4RR.



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A generous 2-bedroom terraced house, with private garden and off-street parking, within close proximity of Haddington's amenities and within commuting distance of Edinburgh.

0.5 miles to Haddington High Street, Edinburgh 18 miles, Edinburgh Airport 27 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Sitting-Dining Room and Kitchen.

First Floor: Principal Bedroom, Double Bedroom and Bathroom.

Garden: Private rear garden, which is paved, with a garden shed.

Parking: Private car parking space in front of the house.



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Situation:

The county town of Haddington is the historic seat of power for East Lothian and remains today the centre of local government and administration. There is first class local shopping with a number of independent retailers catering for most needs. There is a large Tesco supermarket, an Aldi supermarket located at the new Haddington Retail Park, a leisure centre, a private primary school (Compass) within walking distance, two further primary schools and Knox Academy High School. There are several excellent local restaurants and country inns. East Lothian's superb beaches are easily accessible by car, whilst the nearby Lammermuir Hills provide outstanding walking and cycling opportunities. Golfers are spoilt for choice with links courses at Craighielaw, North Berwick, Gullane, Dunbar and inland courses, Archerfield, Gifford and Haddington itself with two 9-hole courses. Haddington enjoys fast and easy access to Edinburgh, some 18 miles away via the A1 dual carriageway. A commuter rail service is available from Longniddry and Drem approximately 6 miles away or Newcraighall, 14 miles away. There is also a direct bus service from Haddington to Edinburgh.

Description:

19 Acredales Walk is situated within a quiet residential hamlet within close proximity of Haddington's town centre. The house is set back from the main road and has pleasant north facing views over the common green to the front of the house. The property is terraced and features a render/pebble dash façade and sits beneath a tiled roof, with the property benefiting from double glazing throughout.

The property is approached via a shared road that arrives to a private parking space in front of the house. The front door opens to an entrance vestibule with a further glazed door opening to the open plan sitting-dining room which has a pleasant outlook over a shared green space. The kitchen has a range of wall and base mounted units, with a basin overlooking the rear garden and a back door giving access to the garden. Modern appliances include an oven with four ring gas hob above, freestanding fridge/freezer and a washing machine.



From the sitting room stairs ascend for the first floor and landing, giving access to the principal bedroom, further double bedroom, bathroom, and access to the loft. The principal bedroom is a generous size and features floating shelving and a spacious built in wardrobe. Across the landing the further double bedroom is also a generous size and overlooks the rear garden below. The bathroom has a bath, with overhead shower, WC and wash hand basin. Completing the accommodation is a linen cupboard which houses the gas boiler.

Garden:

The rear garden is south facing and has been paved, with a timber framed garden shed placed at the rear. A pedestrian gate opens to a rear path and communal area of grass.

Parking:

There is a private car parking space in front of the house.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Services

Mains electricity water, drainage and gas, with gas central heating.

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH41 4RR.

EPC – TBC

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620827 827

Council Tax - Band C.

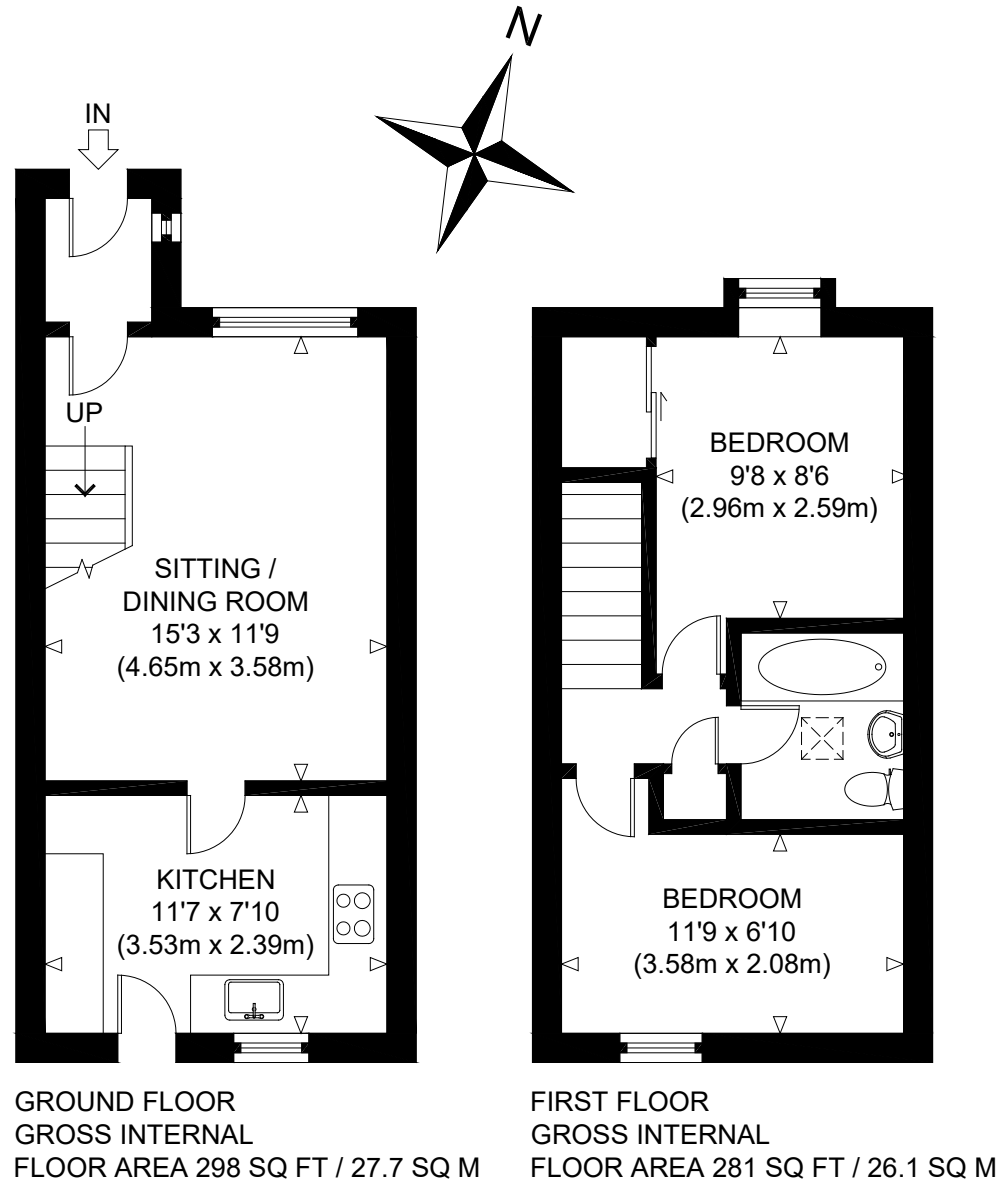
Entry and Vacant

Possession Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.





ACREDALES WALK

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 579 SQ FT / 53.8 SQ M

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

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

Rettie & Co, their clients, and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn. 4. Some of the photos in this brochure were taken by the client in the Summer months.



Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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