



# Portfolio

## 37 HERDMANFLATT

Haddington, East Lothian EH41 3LN

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Offers in Region of £159,995

0333 344 2855 | [property@portolio.co.uk](mailto:property@portolio.co.uk)





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This end-terrace house is situated within an established residential area of Haddington and offers a large reception room, a kitchen, three bedrooms, and a bathroom, plus front and rear gardens and access to unrestricted on-street parking.

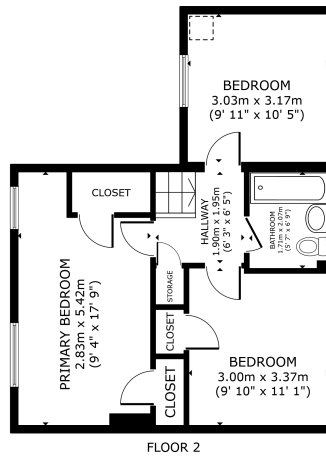
The front door opens into a hallway, leading into the living and dining room on the right. Spanning the entire depth of the property and lit by dual-aspect windows, the room offers plenty of space for both lounge and dining furniture and benefits from direct access to the kitchen. Here, you will find wall and base cabinets, spacious worktops, and splashback tiling, as well as an integrated oven, hob, and extractor hood. Provision is also made for freestanding and undercounter appliances, and the kitchen is completed by garden access. On the first floor, a landing (with storage) leads to three bedrooms and a bathroom. The bedrooms all offer plenty of space for freestanding furniture and are accompanied by built-in storage. The bathroom comprises a bath with an overhead shower, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency. Externally, the house is flanked by gardens to the front and rear. The front garden features neat lawns, whilst the rear has a lawn, a patio, and two sheds. Unrestricted on-street parking is available close by.

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## FEATURES

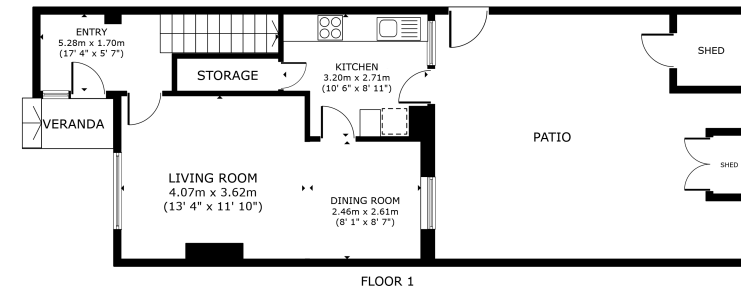
- Buy-to-let Investment
- Tenanted & Fully Compliant
- 3 Bedrooms
- Home Report £170,000
- Current Rental £875.50pm
- Current Yield 6.6%
- EPC Rating: D
- 82 sq m
- Unfurnished Let
- Price Includes Inventory Items & Safety Certificates



GROSS INTERNAL AREA  
 FLOOR 1 40.9 m<sup>2</sup> (440 sq ft.) FLOOR 2 46.2 m<sup>2</sup> (498 sq ft.)  
 EXCLUDED AREAS: PATIO 23.0 m<sup>2</sup> (245 sq ft.), SHED 2.4 m<sup>2</sup> (26 sq ft.), VERANDA 2.3 m<sup>2</sup> (24 sq ft.), SHED 0.9 m<sup>2</sup> (10 sq ft.)  
 TOTAL: 82.1 m<sup>2</sup> (877 sq ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.