



5a High Street
HADDINGTON
EH41 3ES

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Charming “B-listed” one-bedroom second-floor main door flat set in central Haddington. Accessed via a close off the High Street which takes you to the rear of the property, external stairs then lead you up to the private main door. Spacious landing with space to create a study area or snug, leads through to the hallway, both rooms with handy storage. The living area offers ample space, sash windows that let in plenty of natural light, a feature fireplace, and attractive cornicing. The flat’s double bedroom provides plenty of space for freestanding bedroom furniture. The kitchen is fitted with a range of wooden cabinets with space for a mixture of integrated and under-counter appliances. Completing the accommodation is the modern bathroom complete with shower over bath, basin and WC. The flat further benefits from a fantastic attic space that is accessed from a door in the landing. With planning permission this could create an extra one or two rooms.

Property Features

Second Floor Flat

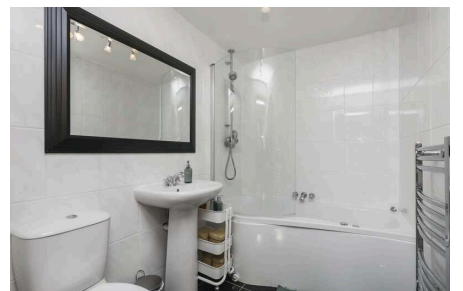
Main Door Access

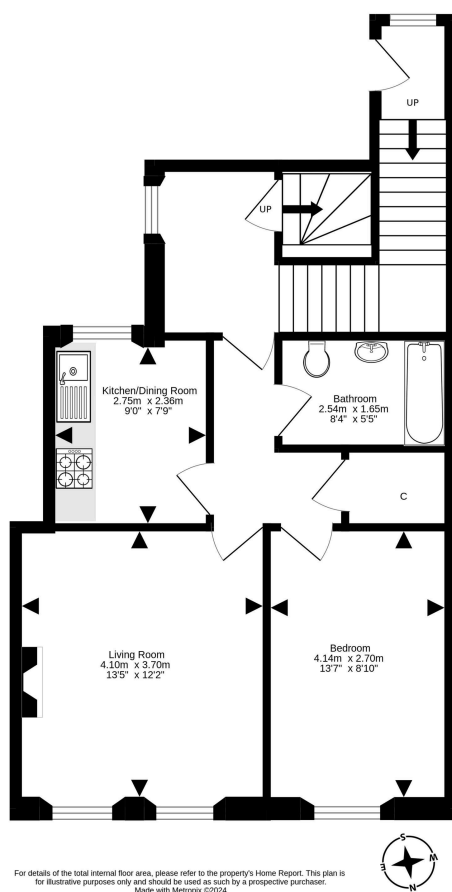
Shared Garden

Potential to develop into
duplex

Gas Fired Central Heating







The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The counties beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne closeby. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels. Knox Academy is listed in the top 50 Scottish State Secondary schools. Private schooling is available at the Compass School as well as at Loretto in Musselburgh and in Edinburgh.

Extras

All fitted floor coverings, light fittings, and kitchen appliances to be included in the sale.

AS Anderson Strathern

Find out more

01620 82 2127

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Notes

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. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.



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