



5 HALDANE AVENUE

Haddington, East Lothian, EH41 3PG



2

Public Room



3

Bedrooms



1

Bathroom

5 HALDANE AVENUE

Situated on an established street on the edge of Haddington, this semi-detached house accommodates a large reception room, a kitchen, three bedrooms, a bathroom, and a separate WC, plus good-sized front and rear gardens and off-street parking. The house is in need of complete refurbishment, however, this creates an exciting opportunity for the new owner to create a modern home suited to their own taste and requirements.

The home is sure to appeal to a wealth of buyers and is ideally situated for the varied amenities that Haddington has to offer. These include shops (including several major supermarkets, well-known high street stores, and a wealth of independent retailers), schools at primary and secondary levels, including an independent school, excellent sports, leisure, fitness, entertainment, and cultural venues, lovely open spaces, and transport links connecting across the county and further afield.

Extras: Various freestanding kitchen appliances will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





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EPC
RATING

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COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

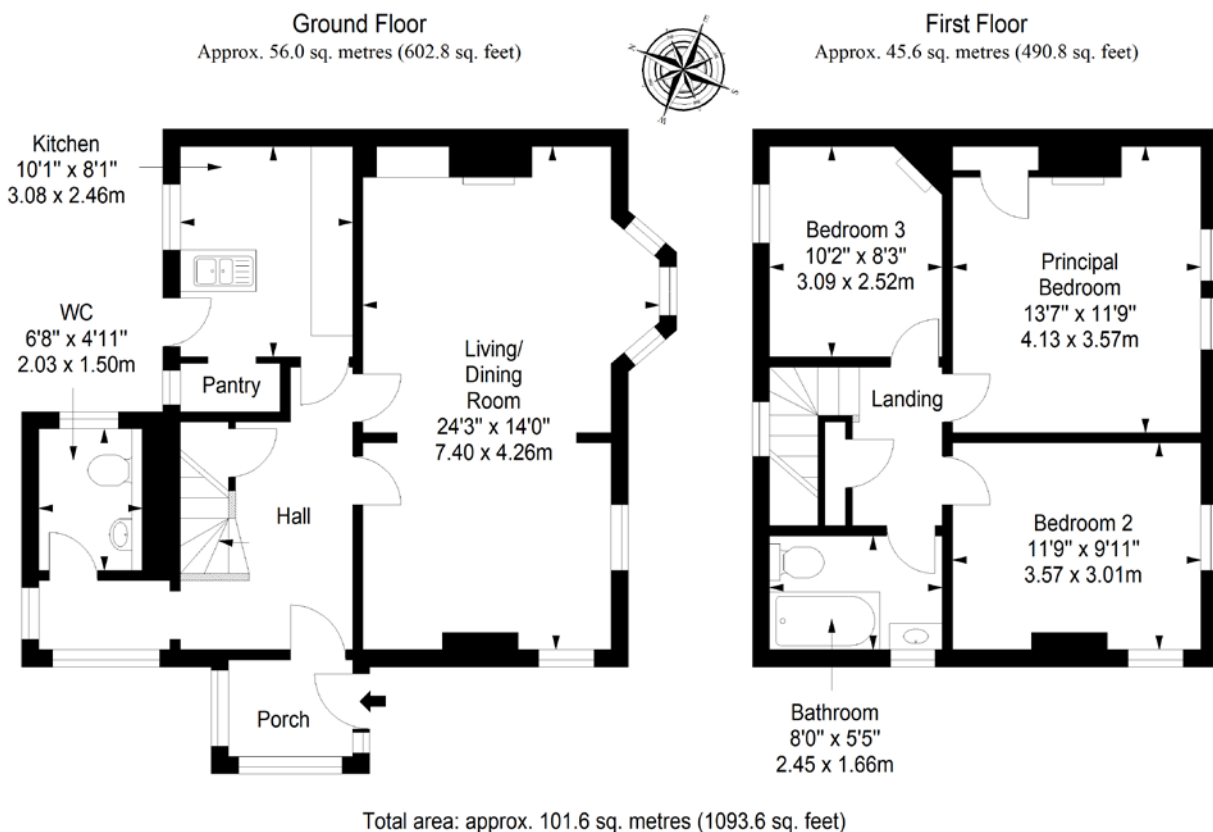
- Semi-detached house in Haddington
- Exciting renovation opportunity
- Entrance porch and hall with storage and WC
- Generous, south-facing open-plan living room and dining room
- Kitchen with pantry and garden access
- Three bedrooms (one with built-in storage)
- Bright bathroom
- Good-sized front and rear garden
- Private driveway for off-street parking

HADDINGTON

The Royal Burgh of Haddington is a lovely historic market town, with wide streets, period buildings, and an attractive town centre, situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large super markets. With its history deeply rooted in agriculture, the town retains a thriving market spirit and hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town.

East Lothian's state-of-the-art library and museum, the John Gray Centre is also on the High Street, offering interesting exhibitions throughout the year. For the sport and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Haddington offers a range of state and independent schools for early years, primary and secondary education.

Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.



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