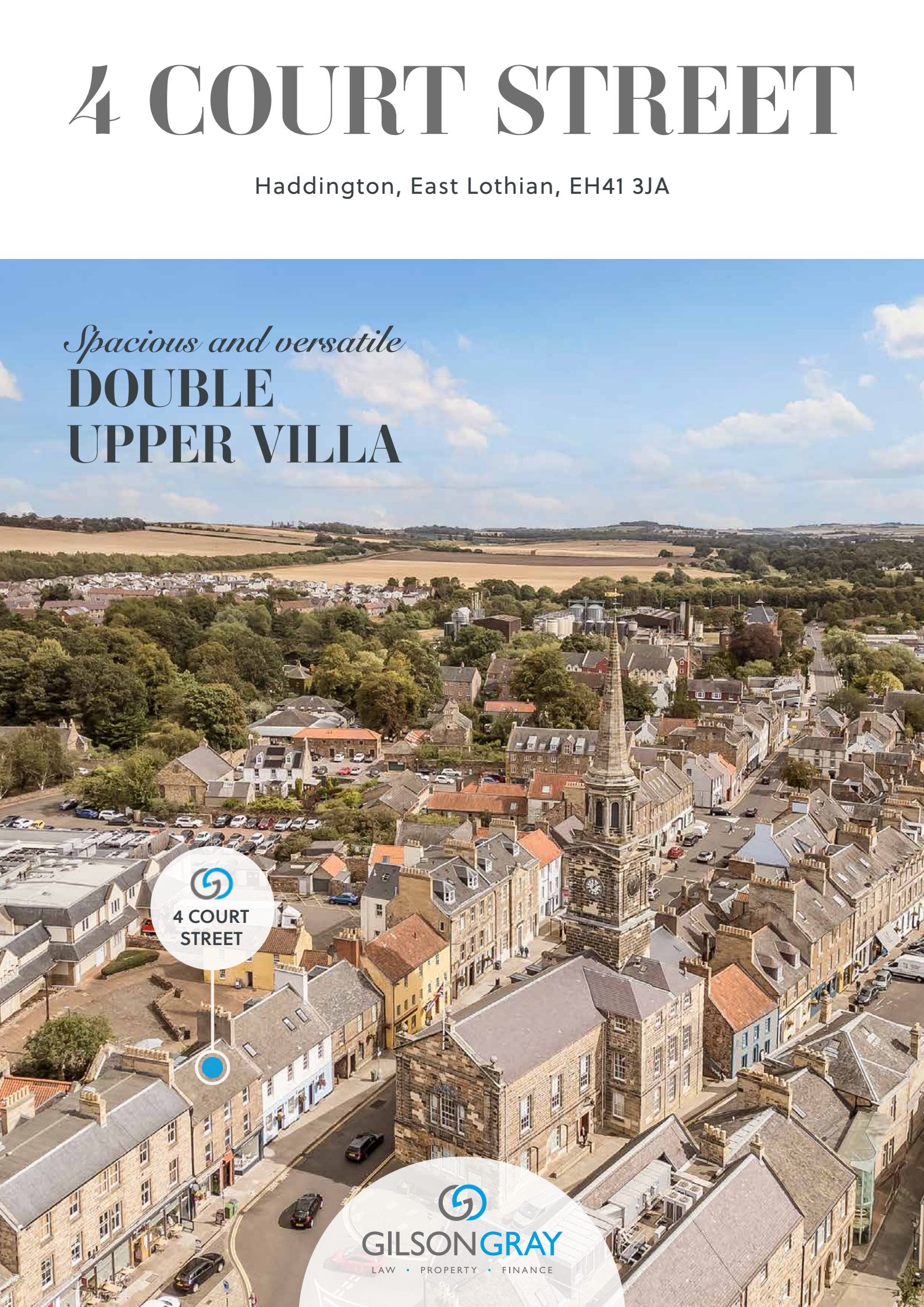


4 COURT STREET

Haddington, East Lothian, EH41 3JA

Spacious and versatile
**DOUBLE
UPPER VILLA**




4 COURT
STREET


GILSON GRAY
LAW • PROPERTY • FINANCE

PROPERTY NAME

LOCATION

APPROXIMATE TOTAL AREA:

4 Court Street

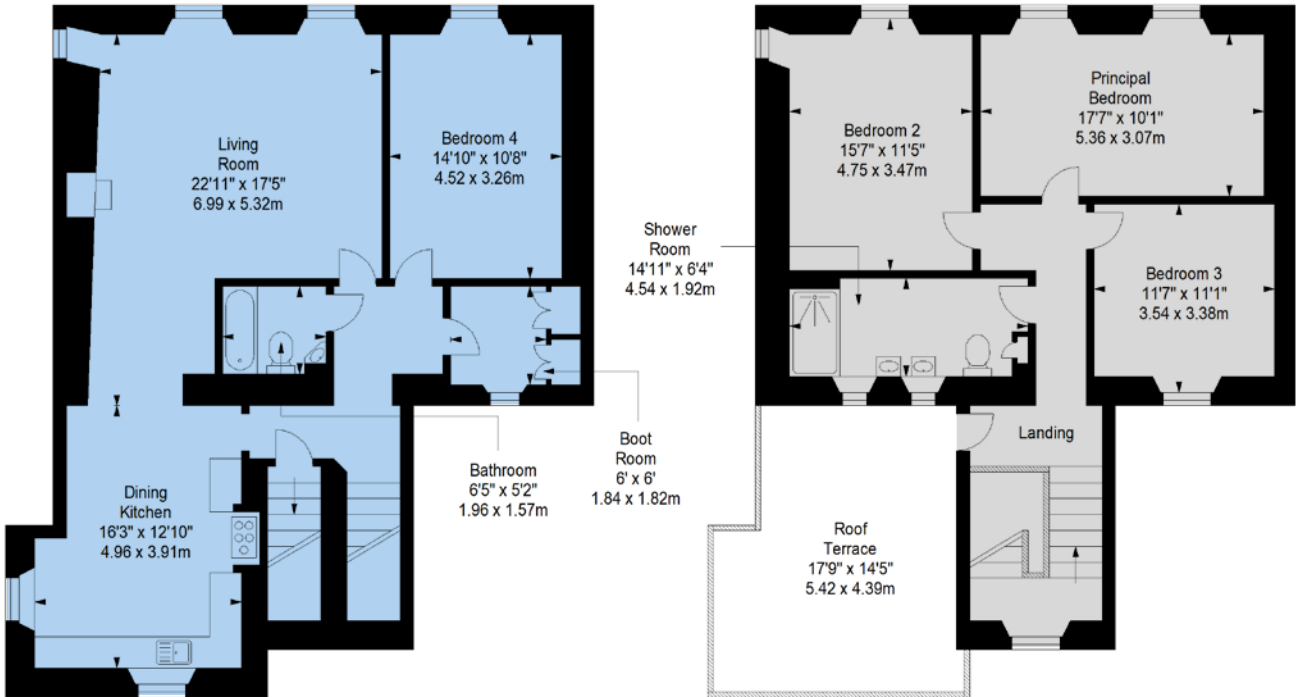
Haddington, EH41 3JA

166.7 sq. metres (1794.4 sq. feet)

GROUND FLOOR ENTRANCE

FIRST FLOOR

SECOND FLOOR



The floorplan is for illustrative purposes.
All sizes are approximate.

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Haddington
The historic market town of Haddington has a wide range of amenities on its doorstep



Charming family home in the heart of desirable Haddington

This traditional double upper villa enjoys an ideal setting in the heart of Haddington. A wide range of amenities, including local schools and shops, are conveniently close by and accessible on foot. The property is a comfortable and versatile family home, offering four double bedrooms, convivial open-plan living, a bathroom, and a shower room. Light-filled interiors retain authentic character while being sympathetically updated with classical fittings and a pared-back contemporary décor.



Welcome to 4 COURT STREET



"Boasting a sophisticated sense of style..."

Centrally positioned in one of East Lothian's most attractive market towns, 4 Court Street is a charming four-bedroom double upper villa, perfectly designed for modern family living. Boasting a private roof terrace, shared garden, and convenient permit parking, the home combines practicality with a sophisticated sense of style in a highly sought-after location, just forty minutes from Edinburgh and a short drive from the coast.

GENERAL FEATURES

Central market town address in sought-after Haddington
Spacious and versatile double upper villa
Charming traditional home with sympathetic modern styling
An ideal residence for family living
EPC Rating - D | Council Tax band - E

ACCOMMODATION FEATURES

Stairs to first-floor hall and second-floor landing
South-facing living room with a log-burner
Light-filled dining kitchen
Four double bedrooms over two floors
First-floor bathroom with shower-over-bath
Bright second-floor shower room with deluxe walk-in enclosure
Fitted boot room off the hall

EXTERIOR FEATURES

Secluded roof terrace for relaxation and dining
Access to a shared garden
Two residents' permits for street parking

The villa is reached via a gated vannel, with the rear entrance opening into a bright hall accessed by stairs.



ENTRANCE HALL





Comfortable LIVING ROOM

The generous living room flows openly into the kitchen. Comfortably carpeted and bathed in natural light from dual south-facing windows, it offers flexible space for a variety of seating arrangements.





RUSTIC

log-burning stove



Set within a timber and stone surround, a log-burning stove provides a homely focal point, adding character and charm to this inviting family space.

Beautiful COUNTRY KITCHEN





LIGHT-FILLED KITCHEN

with a social dining area

Openly connected to the living room and hall, the kitchen is flooded with natural light from multi-aspect windows. A seated dining area creates the perfect spot for family meals and relaxed entertaining.



Sage-green Shaker-style cabinets are paired with beech-toned worktops, metro tiling, and wood-style flooring, creating a timeless country aesthetic. This is further enhanced by a range cooker, nestled in a feature alcove, and a ceiling-hung clothes pulley. Additional appliances include an integrated dishwasher, and a freestanding washing machine and tall fridge freezer.



Four spacious **DOUBLE BEDROOMS**

The villa provides four light and airy double bedrooms across two floors, each with generous proportions. The principal, with twin windows, and two further second-floor rooms benefit from soft fitted carpeting.





HOME OFFICE FLEXIBILITY

A fourth bedroom with oak-style flooring enjoys a south-facing outlook on the first floor, making it equally suitable as an additional reception space or a dedicated home office.



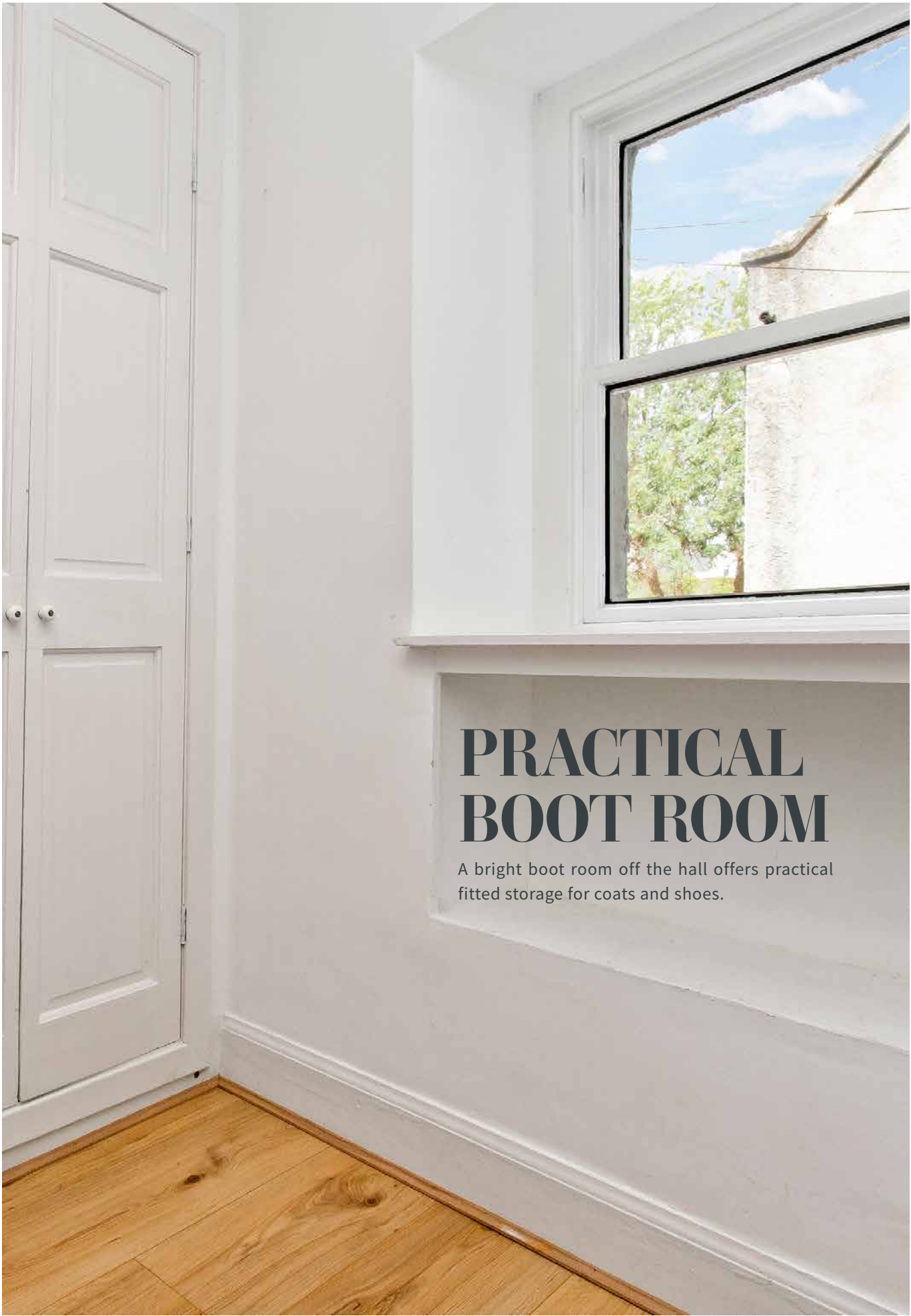
BATHROOM & SHOWER ROOM

First-floor bathroom with shower-over-bath and second-floor shower room with deluxe walk-in enclosure



A first-floor bathroom and second-floor shower room provide excellent convenience. Fully tiled in neutral tones, the stylish bathroom features a WC suite and a bath with overhead rainfall shower. The shower room combines contemporary luxury with heritage charm. It includes a WC, dual basins, vanity and linen storage, a towel radiator, and a walk-in shower, framed by subway tiling and a herringbone floor.

Extras: The sale includes all fitted flooring, light fixtures, and appliances.



PRACTICAL BOOT ROOM

A bright boot room off the hall offers practical fitted storage for coats and shoes.



"From the second-floor landing, a decked and fenced roof terrace provides a private retreat..."





SECLUDED ROOF TERRACE



COMMUNAL GARDEN and residents' parking

From the second-floor landing, a decked and fenced roof terrace provides a private retreat for alfresco dining and summer entertaining, with charming views of surrounding rooftops and greenery. The property further benefits from access to a communal rear garden and on-street parking, with two residents' permits available.



HADDINGTON

The historic market town of Haddington in the picturesque East Lothian countryside, lies approximately 20 miles to the east of Edinburgh. It is particularly popular with commuters due to its close proximity to the A1 and excellent public transport links. Built on the banks of the River Tyne, the Royal Burgh of Haddington has a wide range of amenities on its doorstep including supermarkets, cafés, restaurants and independent shops. More extensive shopping facilities, meanwhile,

are available within only a short drive at Fort Kinnaird Retail Park. State and independent education is catered for in Haddington from nursery through to senior level producing a strong sense of community spirit. There is also a wide range of recreational facilities including a swimming pool/leisure centre, tennis courts, rugby/football pitches and recently opened skate park. The surrounding countryside offers delightful footpaths, cycle paths and horse-riding tracks.





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