



53 MARKET STREET
HADDINGTON, EAST LoTHIAN, EH41 3JG





Situated on the first floor of a traditional, C-listed building in Haddington, this main-door upper flat enjoys an excellent central location, with fantastic amenities on the doorstep and within easy reach. The villa is well-presented with attractive, modern interiors and offers two double bedrooms, a large reception room, a kitchen, and a bathroom.

A private ground-floor entrance opens to a staircase taking you to a first-floor hall, where the flat's attractive interiors are immediately introduced with pared-back décor and wood-styled flooring. On your right, you step into a reception room (with built-in storage), occupying a generous footprint which allows for various configurations of lounge and dining furniture. The room is neutrally decorated, enhanced by an elegant accent wall and the same flooring as the hall, and it is conveniently connected to the kitchen. The kitchen comes well-equipped with sleek gloss-white wall and base cabinets, a wood worktop, and splashback tiling, plus integrated appliances comprising an oven, hob, extractor hood, and fridge/freezer. Provision is made for an undercounter washing machine.

FEATURES

- Main-door upper flat in Haddington
- Central location
- Ground-floor entrance and first-floor hall
- Large living/dining room
- Contemporary kitchen
- Two versatile double bedrooms
- Attractive bathroom with shower-over-bath
- Residents' permit parking (subject to application)
- Gas central heating and partial double glazing





The flat enjoys two airy and well-proportioned double bedrooms, both offering plenty of space for furniture, various options for use, and individually decorated, with fitted carpets for comfort. Finally, a partially tiled bathroom completes the accommodation and comprises a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC. The flat is kept warm by a gas central heating system and has partial double glazing.

Parking on Market Street is unrestricted with a residents' permit, subject to application.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.







Haddington, East Lothian

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 supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It 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 and offers interesting exhibitions throughout the year. For the sports 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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HOUSE SALES

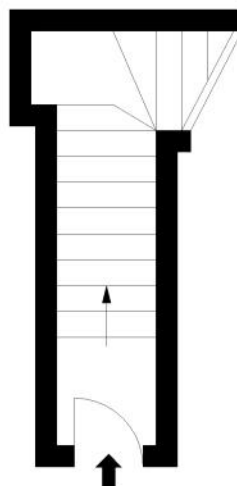
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

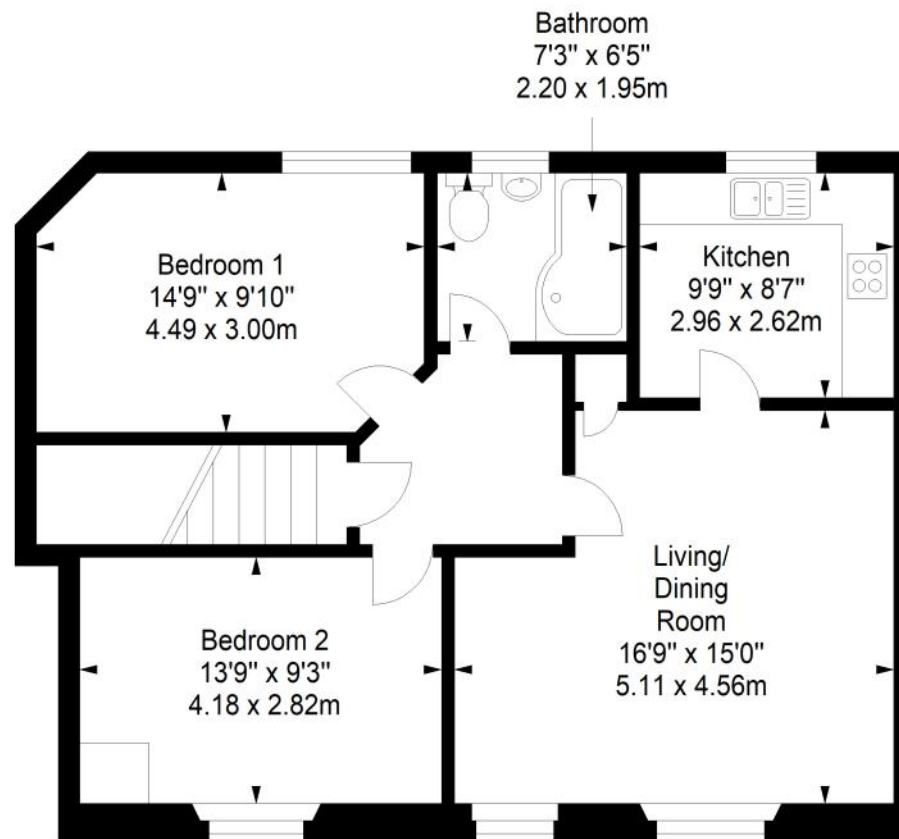
FLOORPLAN



Ground Floor
 Approx. 6.6 sq. metres (71.0 sq. feet)



First Floor
 Approx. 71.7 sq. metres (771.8 sq. feet)



Total area: approx. 78.3 sq. metres (842.8 sq. feet)