



**20 CLERKINGTON ROAD**  
HADDINGTON, EAST LoTHIAN, EH41 4EL



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This main-door lower flat is a bright and well-presented two-bedroom residence that has the benefit of two private gardens. It also features an inviting reception area, a galley-style kitchen, and a three-piece shower room. Situated in the market town of Haddington, it is set within easy reach of amenities, schools, and transport links, and is just a 30-minute commute by car from Edinburgh city centre. The home also offers easy access to the surrounding East Lothian countryside and is only a short drive from the picturesque coastline and several stunning beaches. It is an excellent residence for commuters, first-time buyers, young families, and downsizers alike.

The home's private front door opens into a central hall with built-in storage. It offers a warm welcome and flows directly into the living/dining room. Here, an airy ambience is heightened by the crisp neutral décor and near full-height window, which brings a flood of natural light into the room. The space is well-proportioned for comfy lounge furniture and a table and chairs for seated meals. Sat adjacent, the kitchen has a galley-style design that is well-appointed with cabinet storage at base and wall level. It has plenty of worksurface space as well, which is backed by colourful splashback tiles.

## FEATURES

- A bright and well-presented lower flat
- Situated in the market town of Haddington
- Private main-door entrance
- Central hall with built-in storage
- Living/dining room with oversized window
- Galley-style kitchen with rear garden access
- Two double bedrooms (one with wardrobe storage)
- Bright shower room with a three-piece suite
- Low-maintenance front and rear gardens
- Unrestricted on-street parking
- Gas central heating and double-glazed windows









The kitchen also has access to the rear garden and the freestanding white goods are included. Meanwhile, the two double bedrooms are presented in light blue and with soft carpets. The principal bedroom has the slightly larger footprint and a built-in wardrobe, whereas the second bedroom has the versatility to be used as an office. A bright shower room, equipped with a white three-piece suite, finishes the interiors. Gas central heating and double glazing ensure year-round comfort. Outside, the property has private gardens to the front and rear, both of which are laid with neat paving ensuring ease of maintenance and an ideal setup for summer barbecues. The rear garden is also fully enclosed. Furthermore, parking along Clerkington Road is on street and unrestricted.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge, and a washing machine to be included in the sale. Please note, the second bedroom has been virtually staged for illustration purposes.











## 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

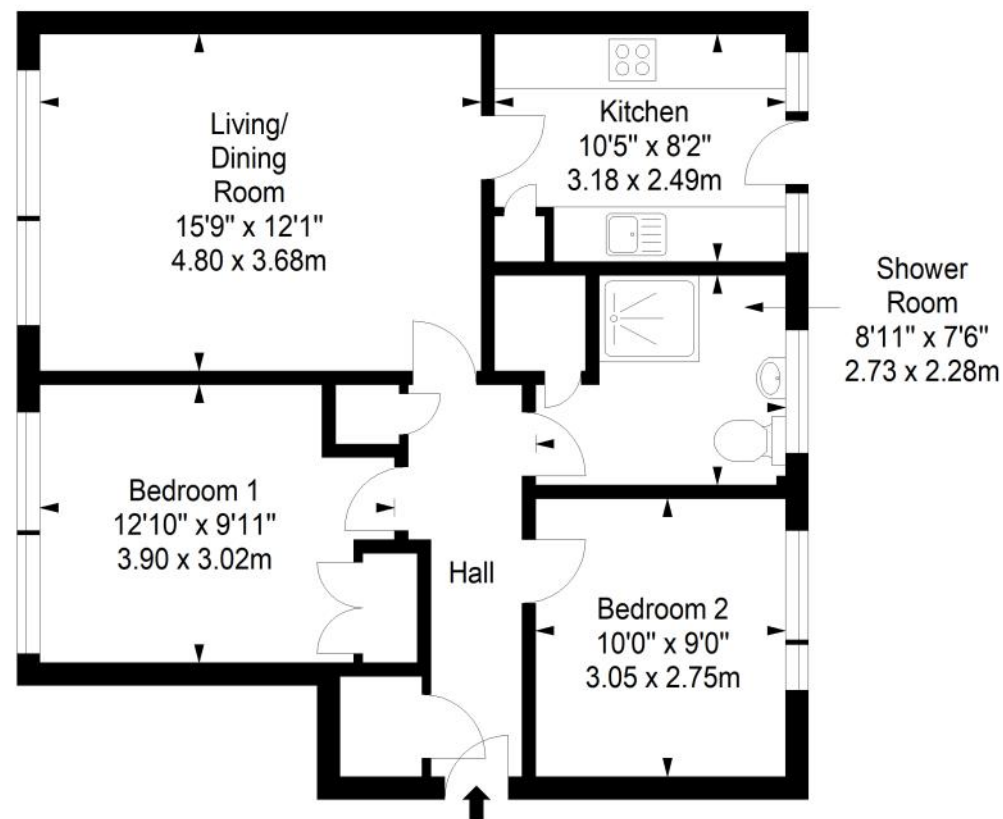
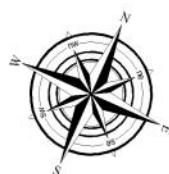
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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. 62.7 sq. metres (674.9 sq. feet)



Total area: approx. 62.7 sq. metres (674.9 sq. feet)