



**13 Priory Walk**

Haddington, East Lothian, EH41 4AJ

**kw** SCOTLAND  
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## Property Summary

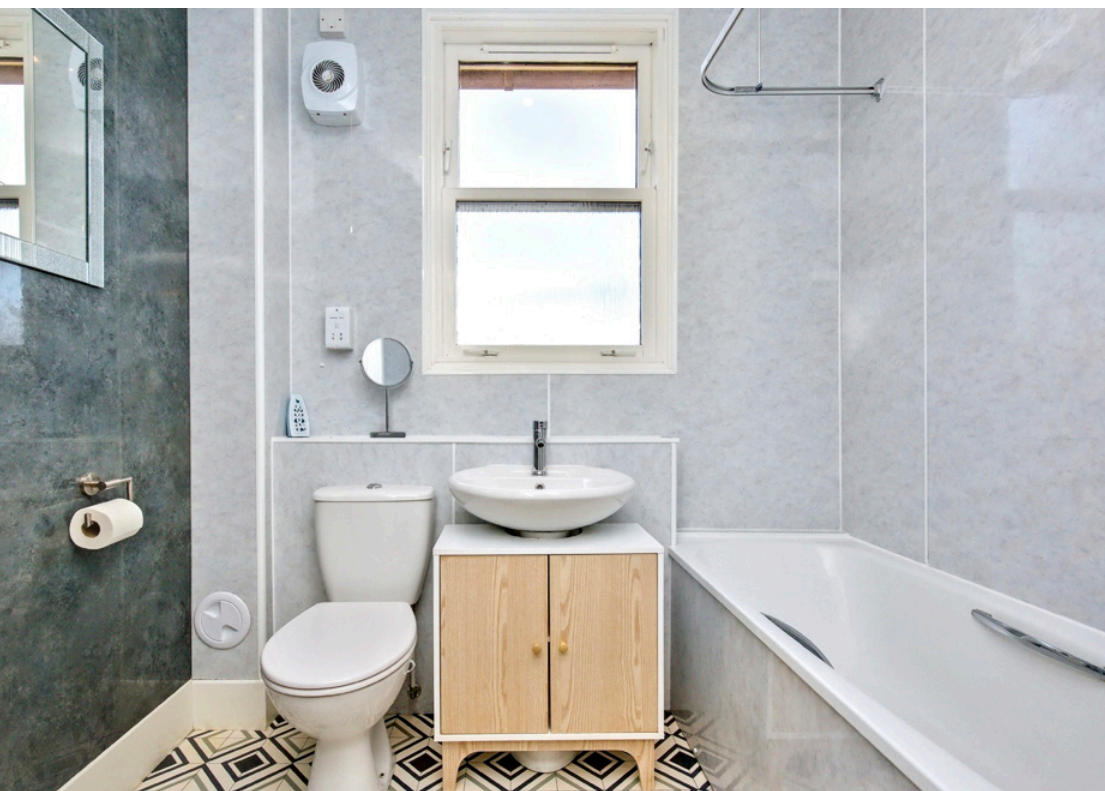
Situated within an established residential area of the popular market town of Haddington, this upper villa offers a double bedroom, a spacious living area, a kitchen, and a bathroom, representing an ideally proportioned home for first-time buyers, professionals, couples, and rental investors alike. The villa additionally benefits from access to shared gardens and unrestricted parking. Haddington's excellent amenities, transport links, and green space are all within easy reach.

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

## Features

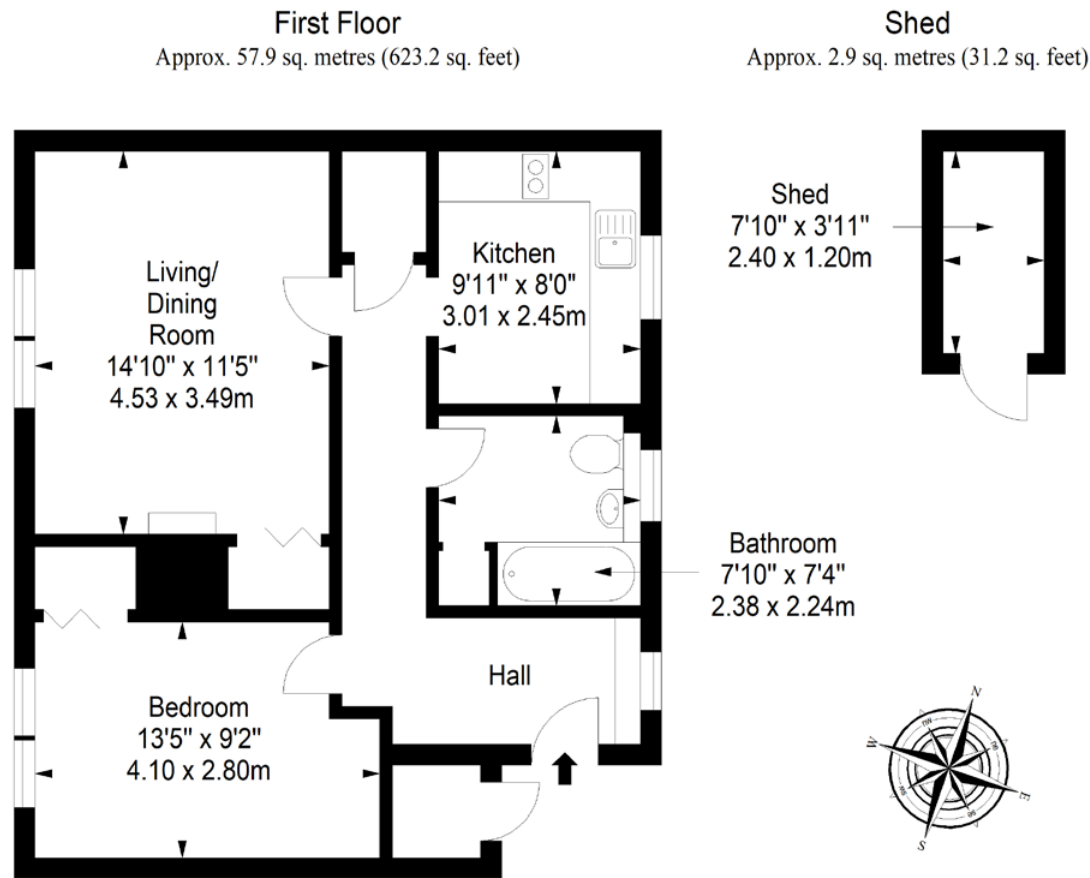
- Upper villa in Haddington
- Secure shared entrance
- Hallway with built-in storage
- West-facing living/dining room
- Modern fitted kitchen
- Spacious double bedroom with a built-in wardrobe
- Bright bathroom with shower-over-bath
- Access to shared gardens (with a private shed)
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C







# Floorplan



Total area: approx. 60.8 sq. metres (654.5 sq. feet)

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.