



23B, Market Street, Haddington, EH41 3JE

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Situated in the market town of Haddington (approx 18 miles from Edinburgh and known as 'the hidden town') is this exceptionally bright double upper traditional flat with lots of character and charm. The accommodation briefly comprises a ground level main entrance door with entry phone system and shared with one other in the stairwell; generous sized lounge with a twin window formation (with working shutters) giving lovely views and excellent natural light, coving and attractive LVT flooring which continues throughout property. Situated off the lounge is a well equipped kitchen with window and a range of wall and base units. We also have a rear facing bedroom on this level and an internal shower room. Carpeted stair leads us to the upper part of the property where a large principal bedroom and modern en-suite can be found. The property is tastefully decorated throughout allowing buyers to move in with ease.

- Double upper flat full of character
- Shared main door with 1 other in secure stair
- Large bright lounge with double window formation
- 2 double bedrooms (master with en-suite)
- 2nd Shower room, well equipped kitchen
- Lovely views and natural light throughout



## Location

The lovely historic market town of Haddington is situated in the stunning county of East Lothian. The town offers a host of amenities and facilities on its vibrant High Street and within Haddington itself, there is a range of supermarket shopping including a Tesco and Aldi. A range of unique shops, eateries and popular brand stores are also within easy reach including the recently developed Haddington Retail Outlet. Schooling at both primary and secondary levels are both catered for within the town. There are several active sports clubs and a swimming pool. Pleasant walks are plentiful in the area and further afield towards the coast including Amisfield Wall Gardens, Gullane (where there is also a choice of highly regarded golf courses), North Berwick and Tantallon Castle. The A1 motorway is within easy reach offering quick and convenient access to the north and south along with a direct connection to the Edinburgh City By-Pass (A720). There are train stations in neighbouring villages with links to Edinburgh and London.

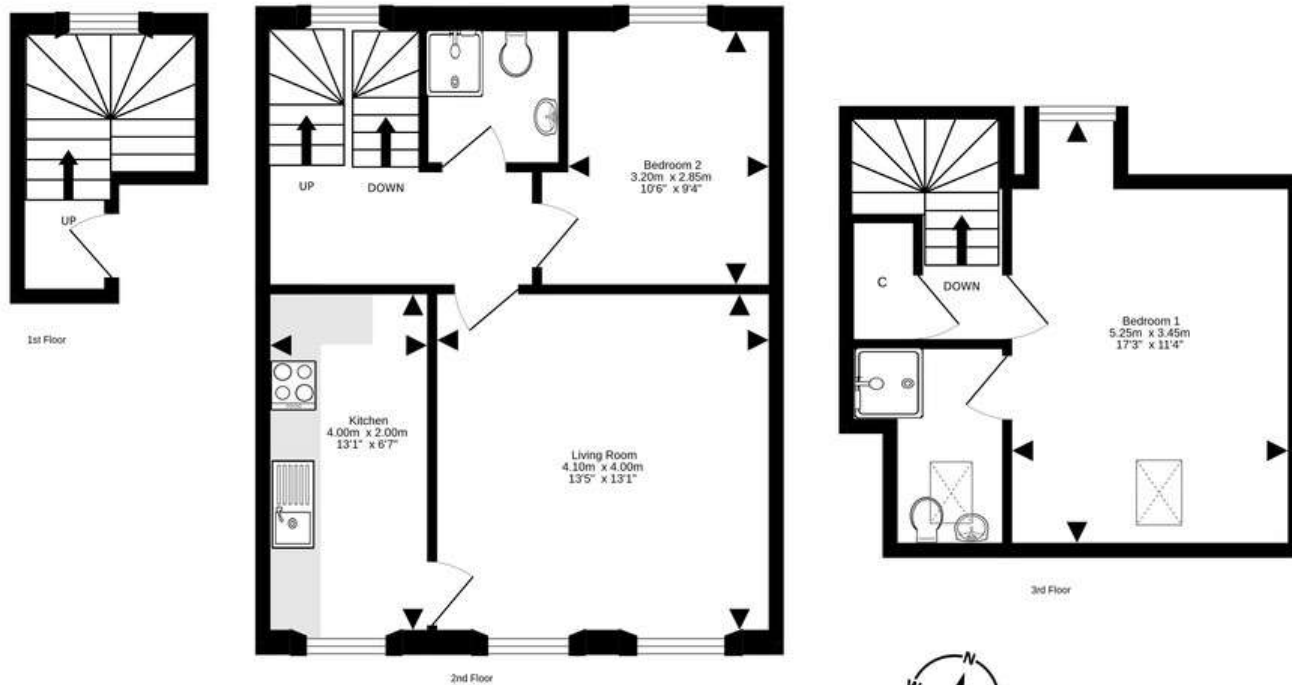
## Extras

Included in the sale are light fittings, white goods as seen at viewing and window coverings.

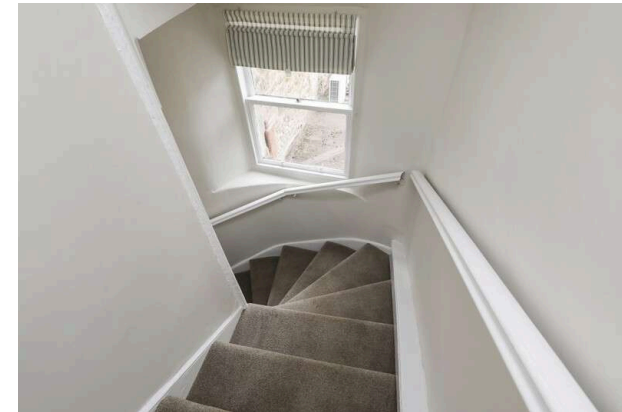
## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - F



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2024



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
 Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

