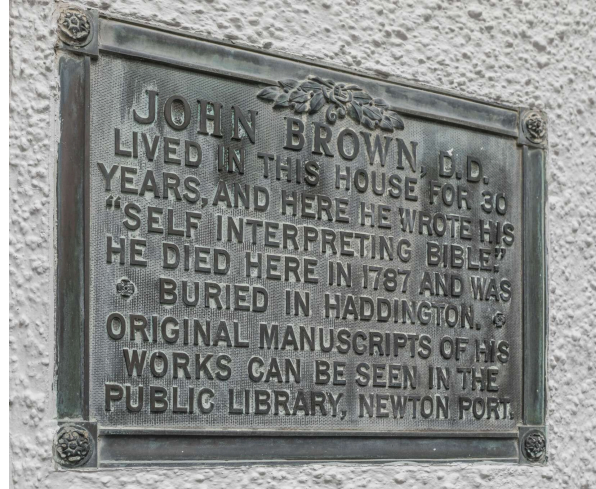




John Brown's House 12 Market Street, Haddington, EH41 3JL





## Welcome

Welcome to John Brown's House which dates back to the 1700's and is renowned within Haddington as a building of historic interest and set within in a quiet courtyard just off Market Street. This B-Listed house is situated over two floors and briefly comprises :

- Located on the first floor is a stunning large lounge with triple aspect and wood burning stove set within a stone surround giving a fantastic focal point to the room, wooden varnished floor and ample space for lounge and dining furniture.
- Three generous bedrooms - two situated on the ground floor and one on the first floor.
- Charming kitchen/breakfasting room with bespoke kitchen units, Belfast sink and wooden worktops, tiled flooring and space for breakfasting furniture.
- Welcoming entrance hall with WC and large storage cupboard housing the gas combi boiler
- Family bathroom comprising bath with shower and glazed shower screen, wc and wash hand basin, paneling to dado rail height, attractive metro tiles around bath area and window giving natural light.
- Sizable floored and dry-walled attic space giving a multitude of uses.
- Private garden to the side of the property with a useful stone built store.







## Haddington

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of the River Tyne and surrounded by beautiful countryside, there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, gym, sports hall, and health suite. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket. The retail park, which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others. World renowned golf courses and stunning sandy beaches can be easily accessed making Haddington a popular location for families and golfers alike. Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Haddington is a ten-minute drive to Drem train station which has a regular service between Edinburgh and North Berwick. There is easy access to Edinburgh by car, and bus, as well as to the A1 and Citv Bypass

## Extras

Included in the sale are window coverings, light fittings and the free standing kitchen furniture and range cooker.



# Get in touch

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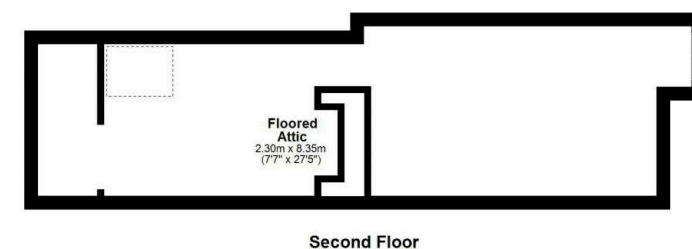
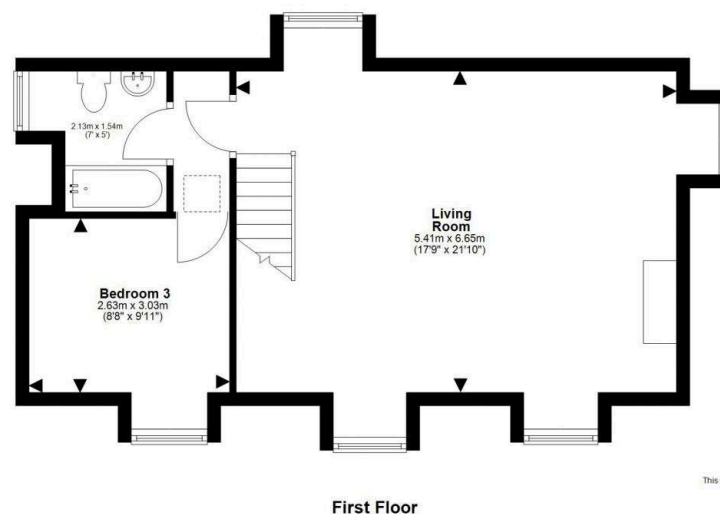
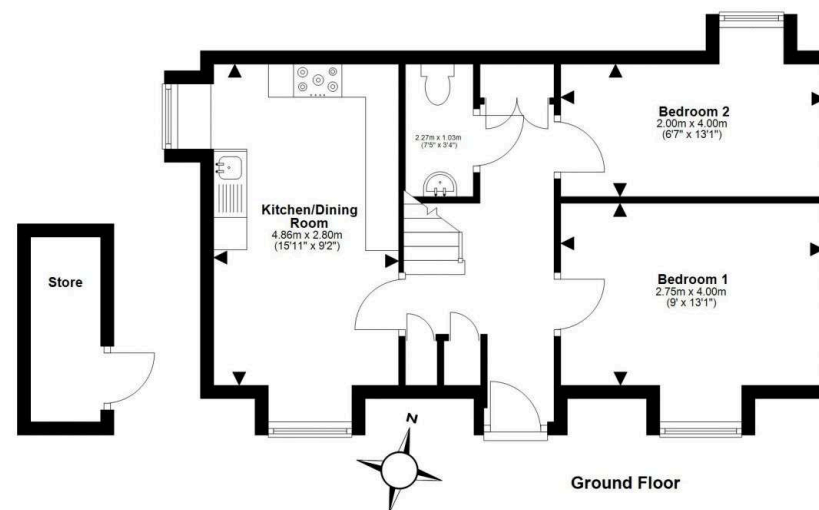
Bruntsfield Office:

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Edinburgh EH10 4EQ



CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.