



9 Meadowpark

HADDINGTON, EH41 4DS

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Set within a handsome stone building, this well presented two-bedroom upper flat combines generous proportions, stylish interior design, and high-quality finishes to create an impressive home.

Accessed via a private gated pathway, a set of external stairs overlooking the beautifully maintained rear garden leads to the front door and into a welcoming hallway. To your left the twin-windowed living room immediately impresses with its elegant décor, a soothing colour palette, and a log-burning stove set within a crisp white mantle. Spacious and light-filled, this is ideal for everyday living and quiet relaxation. A seamless flow connects the living space to a versatile adjoining room, perfect as a formal dining area or stylish home office, depending on your needs. Returning to the hallway, the contemporary kitchen is a standout feature. Boasting sleek cabinetry in contrasting tones of white and grey, natural-hued worktops, and a tiled splashback, it is functional and refined. High-spec integrated appliances include an eye-level grill, oven, and gas hob.

Both double bedrooms are generously proportioned, offering bright, airy retreats with a calming atmosphere. The luxurious shower room evokes a spa-like feel, complete with a hidden cistern WC, a

countertop basin set atop a wall-hung vanity, and striking black porcelain tiles balanced by a neutral, natural-toned backdrop.

Outside, the south-west-facing garden is a private haven, featuring a lush lawn framed by mature plants and hedging. A charming summer house provides the perfect spot for year-round enjoyment, while a shed adds practical storage.

Parking in the area is on street and unrestricted. Extras: all fitted floor and window coverings, light fittings, and integrated appliances (gas hob, eye-level double oven, fridge/freezer, dishwasher, and washing machine) to be included.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, fitted blinds, integrated gas hob, eye-level double oven, fridge-freezer, dishwasher and washing will be included. The garden shed and summer house will also be included. The external stairlift can be included by separate negotiation.



PROPERTY FEATURES

- ❑ Two-bedroom upper flat
- ❑ Light-filled sitting room
- ❑ Versatile dining room
- ❑ Modern, well equipped kitchen
- ❑ Two double bedrooms
- ❑ Stylish shower room
- ❑ South-west facing rear garden
- ❑ Gas central heating
- ❑ Double glazing
- ❑ On-street parking
- ❑ EPC - D
- ❑ Council tax band - C
- ❑ Tenure - Freehold

HADDINGTON

Eighteen miles east of Edinburgh, The Royal Burgh of Haddington is a picturesque, friendly, and historic East Lothian market town. Surrounded by stunning countryside and on the banks of The River Tyne with access to The Lammermuir Hills 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 swimming pool, Bodyworks Gym, sports hall, and health suite.

Close to North Berwick and Gullane there are renowned golf courses and scenic beaches to experience. Nearby Dunbar has the popular East Links Family Park and Foxlake Adventures.

Haddington has an array of vibrant bars and restaurants including The Waterside Bistro and The Green. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores. There is a Tesco supermarket along with a Co-op Food. On the outskirts of town and a five-minute drive, you will find a retail park with Starbucks, Costa Coffee, and Aldi amongst others.

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, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.



PARIS STEELE

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Property
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Meadowpark,
Haddington,
East Lothian, EH41 4DS



Approx. Gross Internal Area

830 Sq Ft - 77.11 Sq M

Summer House

Approx. Gross Internal Area

60 Sq Ft - 5.57 Sq M

Shed

Approx. Gross Internal Area

60 Sq Ft - 5.57 Sq M

For identification only. Not to scale.

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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