

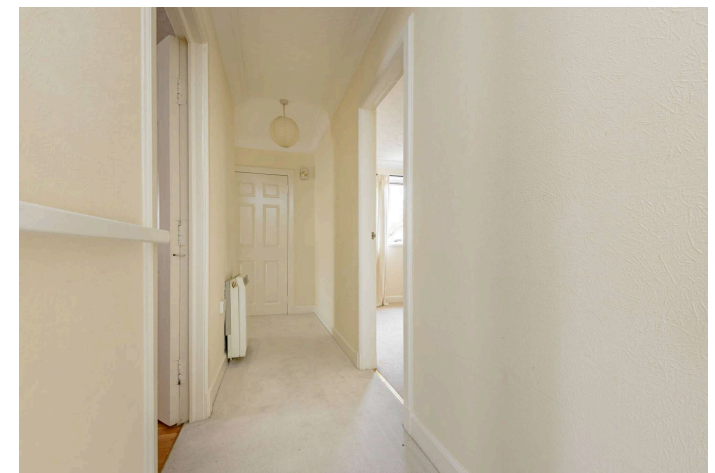
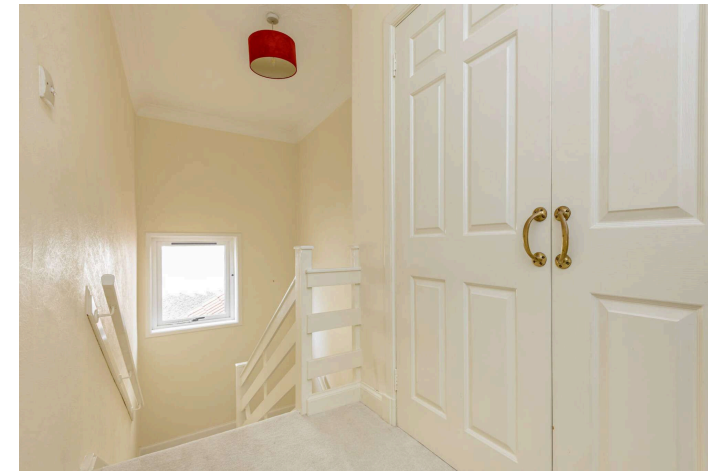


VIRTUALLY STAGED IMAGE

**4 Carlyle Court**  
HADDINGTON, EH41 3EZ

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](https://parissteele.com)



## PROPERTY DESCRIPTION

Quietly positioned yet minutes from the heart of the picturesque Royal Burgh of Haddington on the banks of the River Tyne, this two-bedroom apartment boasts a light, spacious, and comfortable interior.

A shared covered porch directs you to the front door and into the entrance vestibule, there is a useful under stair storage cupboard here, the carpeted stairs then lead you to the first-floor hallway equipped with built-in storage also. From here you move through to a west-facing twin-windowed sitting room. Enjoying a generous layout, it allows for a variety of furniture configurations. Returning to the hallway, a generously proportioned west-facing kitchen is adorned with oak wall and floor units and a complementary splashback along with smooth white worktops. There is ample room for freestanding appliances.

Two light and airy carpeted double bedrooms, one with a built-in wardrobe and the second with a small cupboard,

share access to a classically styled family bathroom comprising a bath with a wall-mounted shower, washbasin, and WC. The shared walled courtyard grounds are an idyllic retreat combining pretty, flowering, and perennial plants with a charming wooden gazebo seating area. There is convenient residents' parking.

Additional Information: Please see the Home Report for Factor information and fees applicable, and common area and roof information.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains/blinds, free-standing double-oven, fridge-freezer, washing machine, small tumble drier, and integrated extractor fan are included in the sale. The plug-in electric fireplace will also be included.



## PROPERTY FEATURES

- ❑ Two-bedroom upper flat
- ❑ West-facing sitting room
- ❑ Spacious kitchen with ample storage
- ❑ Two double bedrooms
- ❑ Family bathroom
- ❑ Electric heating
- ❑ Triple glazing
- ❑ Shared rear courtyard garden
- ❑ Residents' parking
- ❑ EPC - D
- ❑ Council tax band - D
- ❑ Annual Service Charge - £365 (variable)

## 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.

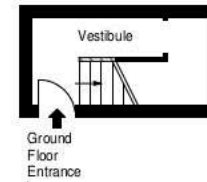
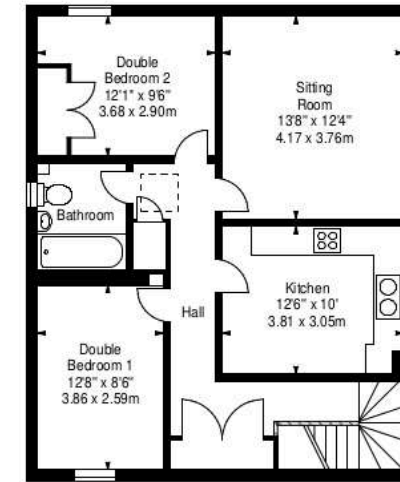
Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.



Carlisle Court,  
Haddington,  
East Lothian, EH41 3EZ



Approx. Gross Internal Area  
835 Sq Ft - 77.57 Sq M  
For identification only. Not to scale.  
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**PARIS STEELE** Property

### 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](http://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](mailto: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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