

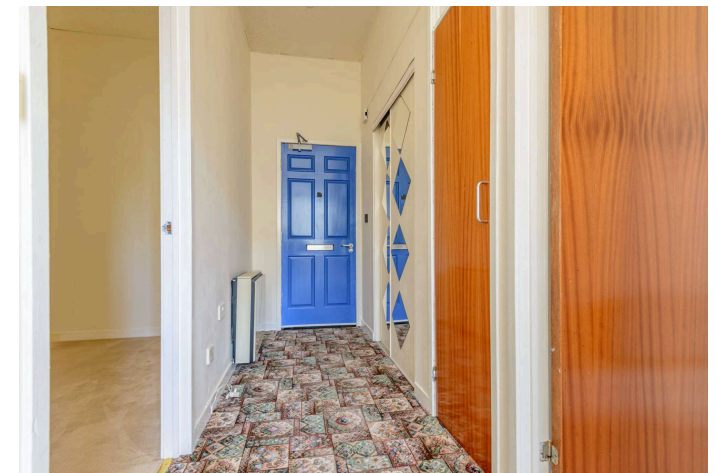


37 Knox Court, Knox Place

HADDINGTON, EH41 4EB

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Lying on the second floor of the thoughtfully renovated and handsome former school building, the Knox Institute, this two-bedroom retirement apartment promises a safe and comfortable lifestyle only a short walk from Haddington town centre.

A carpeted hallway ushers you through to a light-filled dual-aspect living and dining room. Boasting carpeting and a tasteful décor, it is a warm and inviting space in which to relax and entertain. Conveniently adjoining, the stylish modern kitchen boasts rich blue base units, wood-effect worktops, a tiled splashback, and an integrated hob and oven.

There are two bright and comfortable bedrooms, one with built-in wardrobes, and they share access to a contemporary shower room with a WC, countertop washbasin, and towel radiator. Handrails and emergency pull-cords offer peace of mind.

The complex benefits from a lift, a warden during office hours, various communal spaces including a sunroom with lovely garden views, a sunny communal back garden, drying room and a large private parking area for residents

Additional information: Occupants must be 55+ years. The property is factored by RMG Scotland. The factor fee is approximately £160 per month. Exit Fee - Upon the sale of the property, the proprietor shall pay 0.25% of the sale price for each year of their occupation up to a maximum of 5%.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, integrated oven and hob, free-standing fridge-freezer and washing machine will be included in the sale.



PROPERTY FEATURES

- Two-bedroom, second floor retirement flat
- Light-filled living and dining room
- Modern kitchen
- Two double bedrooms
- Shower room
- Electric heating
- Secondary glazing
- Residents' parking
- Lift access
- EPC - F
- Council tax band - C
- Tenure - Freehold
- Factor Fee - £160 per month

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.

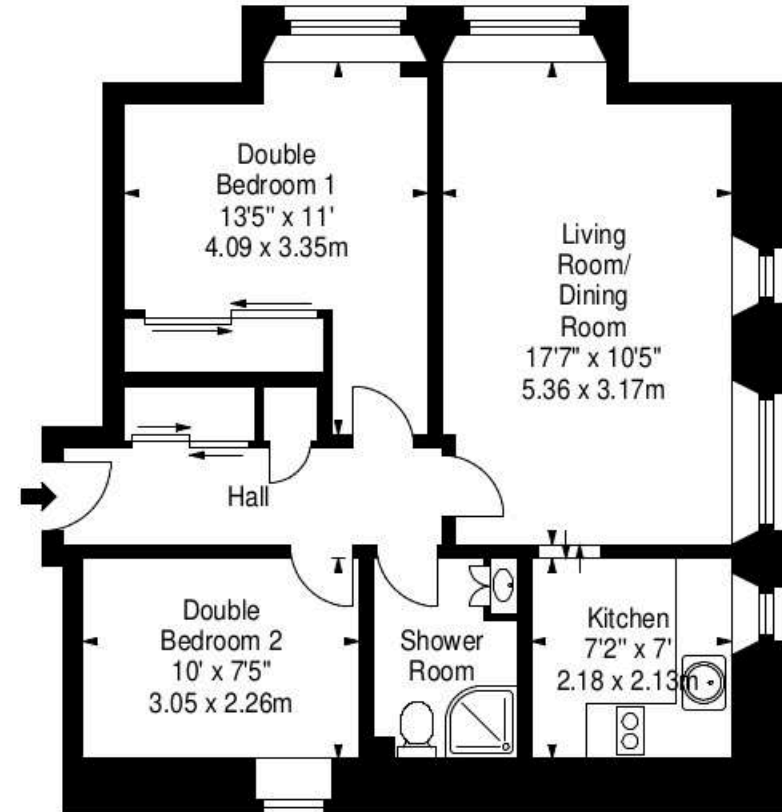
Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.



**Knox Court,
Knox Place,
Haddington,
East Lothian, EH41 4EB**



Approx. Gross Internal Area
561 Sq Ft - 52.12 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor

PARIS STEELE

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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
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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