



1/2 Paterson Place  
**Haddington**  
**EH41 3DU**

# 1/2 Paterson Place Haddington

 2  1  1 EPC  
B

Located just a few minutes' walk from the centre of historic Haddington, is this incredibly spacious (82sqm) two-bedroom first floor flat.

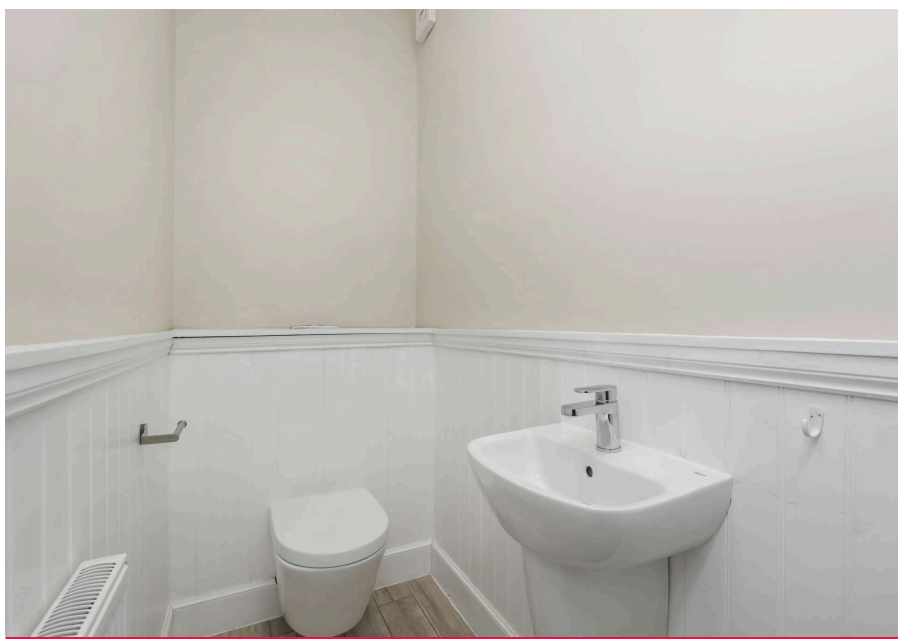
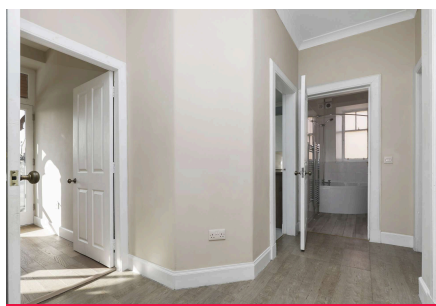
1/2 Paterson Place offers the perfect mix of modern and traditional features, with its fireplace and modern kitchen fittings. With gas central heating, modern insulation (installed in 2019), and partial double glazing, this is a warm home all year round, as proven by the EPC rating of B.

The master bedroom has plenty of space to accommodate a bed and freestanding furniture, while the second bedroom is the perfect size for a WFH setup, and has access to the private balcony. The separate kitchen and large living room offer plenty of space for entertaining, with a shower room and WC accessible from the hallway.

If you're looking for a cosy, charming, and spacious home, this one is not to be missed.

## Property Features

- Gas Central Heating
- Partial Double Glazing
- Private Balcony
- Well-insulated
- Spacious rooms
- On Street Parking



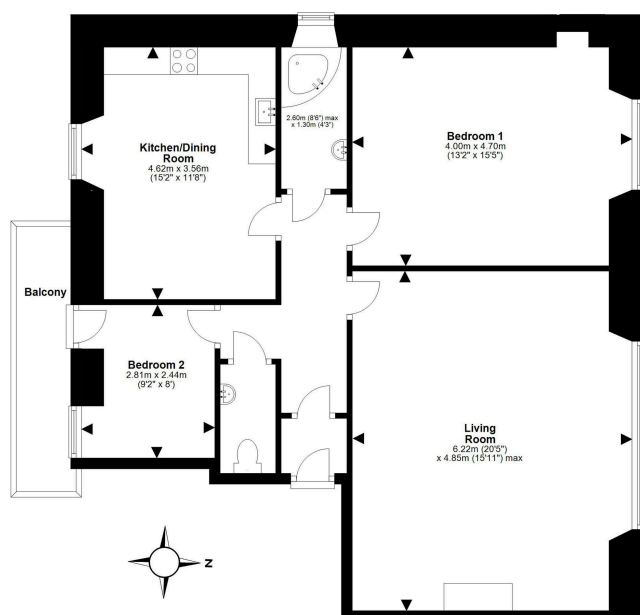




The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The county's beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne close by. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels. Knox Academy is listed in the top 50 Scottish State Secondary schools. Private schooling is available at the Compass School as well as at Loretto in Musselburgh and in Edinburgh.

### Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. The property is being sold as seen.



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.

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### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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