



7 Herdmanflatt

Haddington, EH41 3LN



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105sqm

EPC

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AS Anderson
Strathern

7 Herdmanflatt

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Situated within a well-established residential area, this charming two-storey semi-detached home offers spacious (105sqm) and versatile living. While requiring modernisation, the home offers excellent scope for improvement and would appeal to a wide range of buyers, from first-time homeowners to investors or families looking to create a personalised living space.

The ground floor features a welcoming hallway, a comfortable lounge, a formal dining room, a generously sized kitchen, a bright UPVC double glazed conservatory overlooking the south-west facing rear garden, and a convenient shower room. Upstairs comprises a landing, an incredibly spacious master bedroom with triple built-in wardrobes, two further double bedrooms, and a family bathroom with shower over bath.

This property further benefits from double glazed windows, gas-fired central heating, and a storage attic.

The sizeable gardens wrap around the front, side, and rear of the home, offering a generous outdoor space with potential for landscaping or cultivation. On the side, there is an established apple tree and a rhubarb patch, which could be transformed into a productive vegetable garden. Off-road parking is available via a private driveway, and the home is ideally positioned within easy reach of local amenities.

Property features

- South-west facing rear garden
- Front and side gardens
- Requires modernisation
- Driveway
- Conservatory
- Gas central heating
- Double glazing
- Storage attic





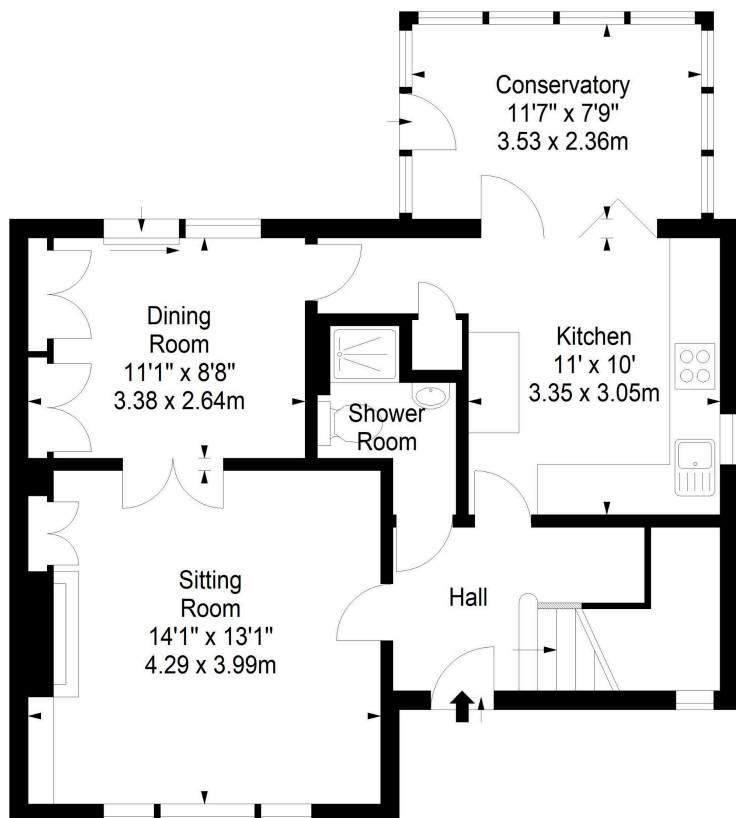
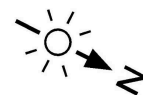
Location

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 counties 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.

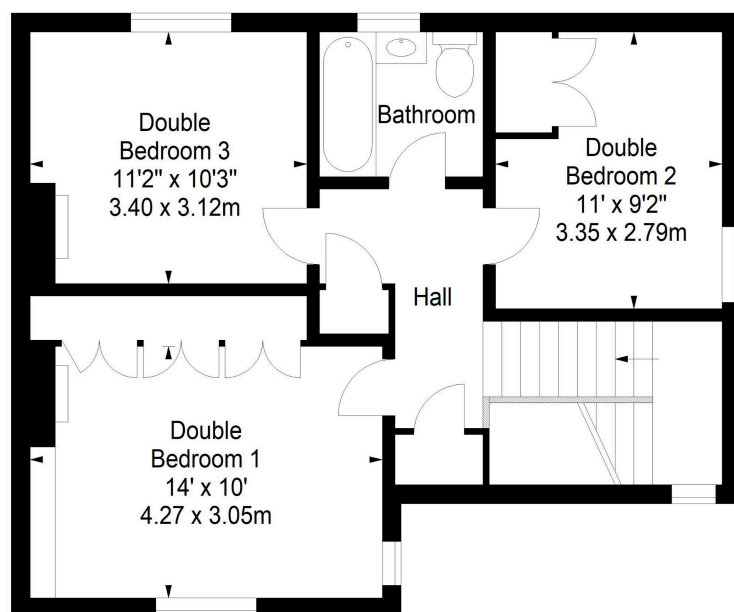
**Herdmanflatt,
Haddington,
East Lothian, EH41 3LN**



Approx. Gross Internal Area
1214 Sq Ft - 112.78 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council tax band C

Any offers should be submitted to residential@andersonstrathern.co.uk

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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