



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**2A Sidegate**  
Haddington EH41 4BT



## 2A Sidegate

Set just off Haddington's historic high street, this traditional second floor double upper flat, is beautifully presented with generous accommodation. Haddington is the cultural and administrative hub of East Lothian and boasts a stunning coastline with beautiful beaches and the renowned Muirfield golf course.

On entering the flat, there is a welcoming hallway with handy cloakroom. An impressive sitting and dining room, is positioned to the front of the property, flooded with light from two large sash and casement windows. The room features original fireplace and cornicing. The well-appointed kitchen has a contemporary finish hosting a full range of appliances.

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### Property Summary

- Set in the historic market town of Haddington
- Easy access to the picturesque East Lothian coastline
- Entrance hall with cloak cupboard
- Impressive sitting & dining room with original fireplace
- Sleek white kitchen
- Three double bedrooms
- Spacious four piece bathroom
- Gas central heating
- Property is being sold with all furniture, fittings & appliances
- EPC Rating - D | Council Tax Band - C







Lovely traditional double upper flat, set just off Haddington's historic High Street







There are three excellent double bedrooms, two on the main level and one found up a small staircase, which features a dormer window and great eaves storage. A spacious family bathroom, completes the accommodation. There is also ample on street parking.





## Haddington

The Royal Burgh of Haddington is a highly regarded town in East Lothian, popular with commuters, only 20 miles east of Edinburgh and easy access to the A1. The history of this charming town can be seen in its architecture, with a quaint high street and old mills dotted along the River Tyne.

Haddington has a wealth of amenities, expected from a main administrative town, and the headquarters for East Lothian Council, with a library and a hospital. A farmers market is held on the last Saturday of every month.

Surrounded by beautiful countryside and the fabulous beaches along the East Lothian coastline, there is a wealth of outdoor leisure opportunities, and the Aubigny Sports Centre, facilities include swimming pool, gym, fitness classes, sauna & steam room and various outdoor pitches. Haddington has its own golf course, with other renowned East Lothian courses nearby, including Muirfield at nearby Gullane. Schooling is well catered for with, numerous nurseries, two primary schools and Knox Academy.

Let us help you find your next  
**dream property!**



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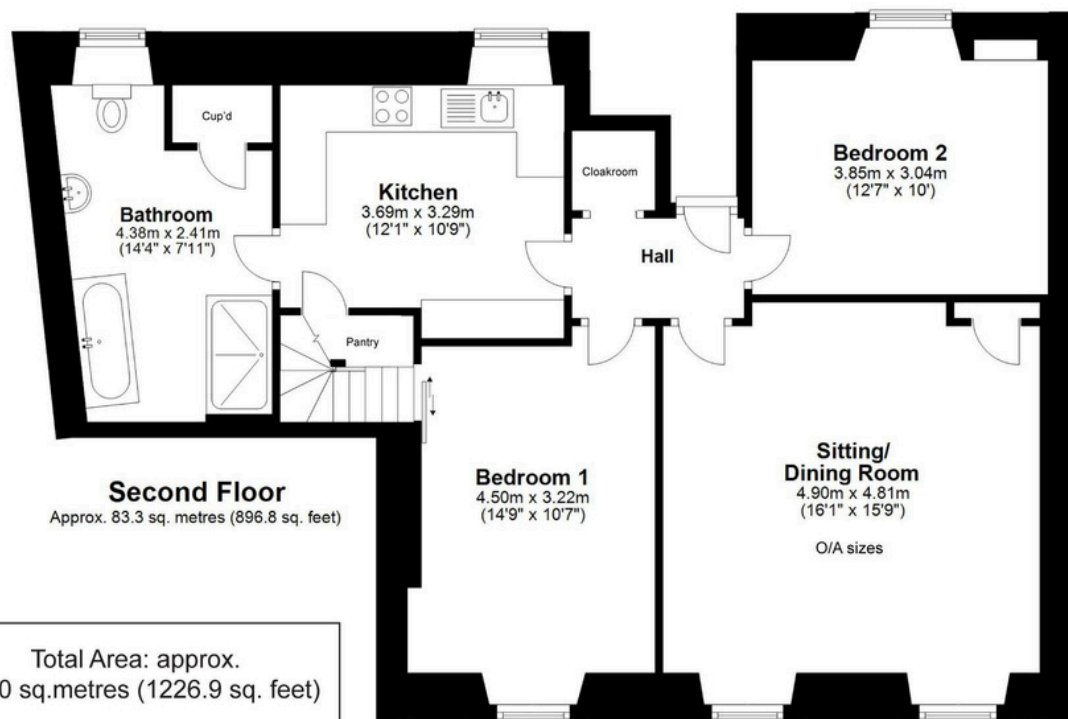
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Edinburgh, EH11 4EP

 **CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 the 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total Area: approx.  
114.0 sq.metres (1226.9 sq. feet)

