

COULTERS[©]

9 STATION AVENUE

HADDINGTON, HADDINGTON, EH41 4EG

 4 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This charming detached Victorian villa is tucked away in a private location off Station Avenue within easy walking distance of the town centre.

The well-presented accommodation is arranged over two floors providing excellent family accommodation with lovely southerly views from the upper windows over Haddington to the Lammermuir Hills.



Impressive detached 4/5 bedroom villa



Spacious and well-presented family accommodation



Southerly views towards the Lammermuir Hills



Lovely south facing garden



Driveway, parking area and garage



Walking distance to town centre, The Compass School and Knox Academy



EPC Rating - D



Council Tax Band - F



OUTSIDE

The property is approached by a driveway from Station Avenue to a gravel parking area and the garage. The attractive garden is fully enclosed and predominantly located to the south and west of the house with a large lawn area bordered by mature trees and shrubs.



MORE INFORMATION

SUMMARY OF ACCOMMODATION

Ground floor: reception hall, elegant sitting room with dining area and wood burning stove, kitchen/breakfast room, utility room, bedroom/family room, shower room, direct access to adjoining garage.

First floor: three double bedrooms, study/bedroom 5, bathroom, lovely views to south.

PLANNING PERMISSION

The property has current planning permission (ref: 24/00007/P) to extend the kitchen to the rear. The application can be viewed on the East Lothian Planning Portal.

EXTRAS

Light fittings, integrated appliances, fitted carpets and blinds are included in the sale.





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THE LOCAL AREA

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of the River Tyne and surrounded by beautiful countryside, there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The local Farmers Market is a monthly delight with a variety of local seasonal produce on offer. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, gym, sports hall, and health suite.

The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket.

The retail park, which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others. World renowned golf courses and stunning sandy beaches can be easily accessed making Haddington a popular location for families and golfers alike.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, which is a short walk away from 9 Station Avenue; 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. There is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.



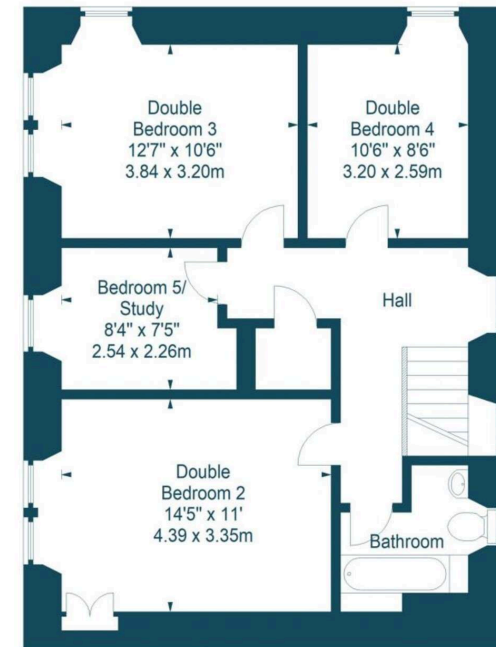
Station Avenue,
Haddington,
East Lothian, EH41 4EG



Approx. Gross Internal Area
2012 Sq Ft - 186.91 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.