



EXPRESSIONS
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LUXURY LED TANNING

SOL.

RED LIGHT THERAPY

CARLYLE COURT

COMMERCIAL PROPERTY
TO LET
MC
07738069438

44A High Street
HADDINGTON | EAST LoTHIAN | EH41 3EE

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solicitors & estate agents



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Set in a traditional Georgian building in the heart of Haddington's vibrant high street, moments from excellent local amenities, quick transport links and the vast open East Lothian countryside is this extremely spacious second floor apartment.

An inviting communal entrance with original flagstone flooring welcomes you into the building with stairs leading to the second floor.

The accommodation comprises an entrance hallway with deep storage cupboard, a bright dual aspect lounge with feature fireplace, a dining kitchen with attractive units and new worktop, a double bedroom with twin built-in mirrored wardrobes, a second well-proportioned double bedroom and the flat is completed by a stylish bathroom with exquisite roll top bath.

- Second floor spacious apartment
- Opulent Georgian building on vibrant high street
- Heart of Haddington location
- Welcoming hallway with storage
- Bright dual aspect lounge
- Contemporary dining kitchen
- Two large double bedrooms
- Stylish bathroom with three piece suite

Council Tax D and Energy Rating C

Annual charges are approximately £50 and are arranged by the residents for any necessary works. These are applied on an ad hoc basis, depending on the work carried out.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings and fixtures will be included in the sale, with the exception of the living room curtains and fridge freezer which will not be included in the sale.

The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural activity and local history. Leisure pursuits on offer include the Aubigny Sport Centre providing swimming and fitness classes, a golf course, tennis courts and a bowling green. There are great opportunities to enjoy local walks along the River Tyne and in the nearby countryside. Slightly further afield, one can visit the Aberlady nature reserve, a choice of sandy beaches on the East Lothian's coastline and the John Muir Country Park. Schooling is well represented from nursery to senior level. Regular bus services operate within the town and to surrounding areas and there is easy access to the A1 road and the Edinburgh city bypass. Railway services can be obtained from nearby Drem, Dunbar or Longniddry.





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.