

COULTERS ©

11 ST LAWRENCE

HADDINGTON, EAST LOTHIAN, EH41 3RL

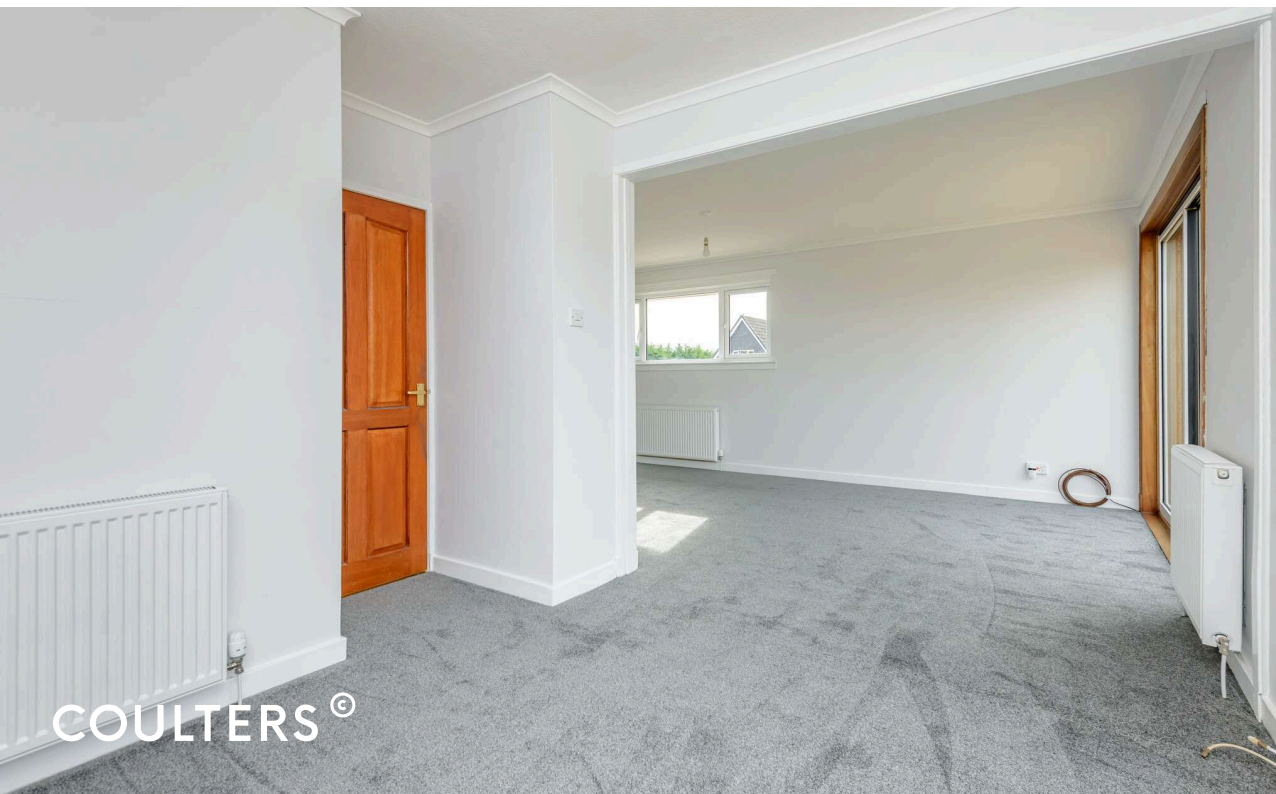
 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Peacefully located in the popular market town of Haddington, 11 St Lawrence is an attractive, well proportioned three bedroom detached house situated within walking distance of an excellent range of local amenities whilst also being within easy access of Edinburgh City Centre.

The property offers bright, well proportioned accommodation, in good order throughout, with the additional benefit of a delightful mature private garden and a detached private garage.



KEY FEATURES



Detached family house with appealing layout



Three bedrooms and excellent storage



Delightful, well established private gardens



Detached garage and driveway parking



Peacefully located close to local amenities and transport links



Bright, well proportioned family accommodation



EPC Rating - C



Council Tax Band - F



The bright, newly decorated accommodation comprises of a spacious and welcoming hall with a cloakroom/storage cupboard off, spacious sitting room/dining room and sliding doors opening to a paved terrace; a modern kitchen fitted with a good range of units with all appliances and a back door to the side of the property; and bedroom 3 with a separate WC. Upstairs, there are two double bedrooms, both with excellent storage; and a shower room.

EXTRAS

All fitted carpets, fitted floor coverings, curtains, light fittings, double oven, gas hob, fridge/freezer, washing machine, the garden bench and shed 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, and the annual Haddington Show is a superb agricultural event showcasing a range of livestock, food and local crafts. 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, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Haddington is a ten-minute drive to Longniddry 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.

HOME REPORT VALUATION: £315,000



St Lawrence, EH41 3RL



Approx. Gross Internal Area

1244 Sq Ft - 115.57 Sq M

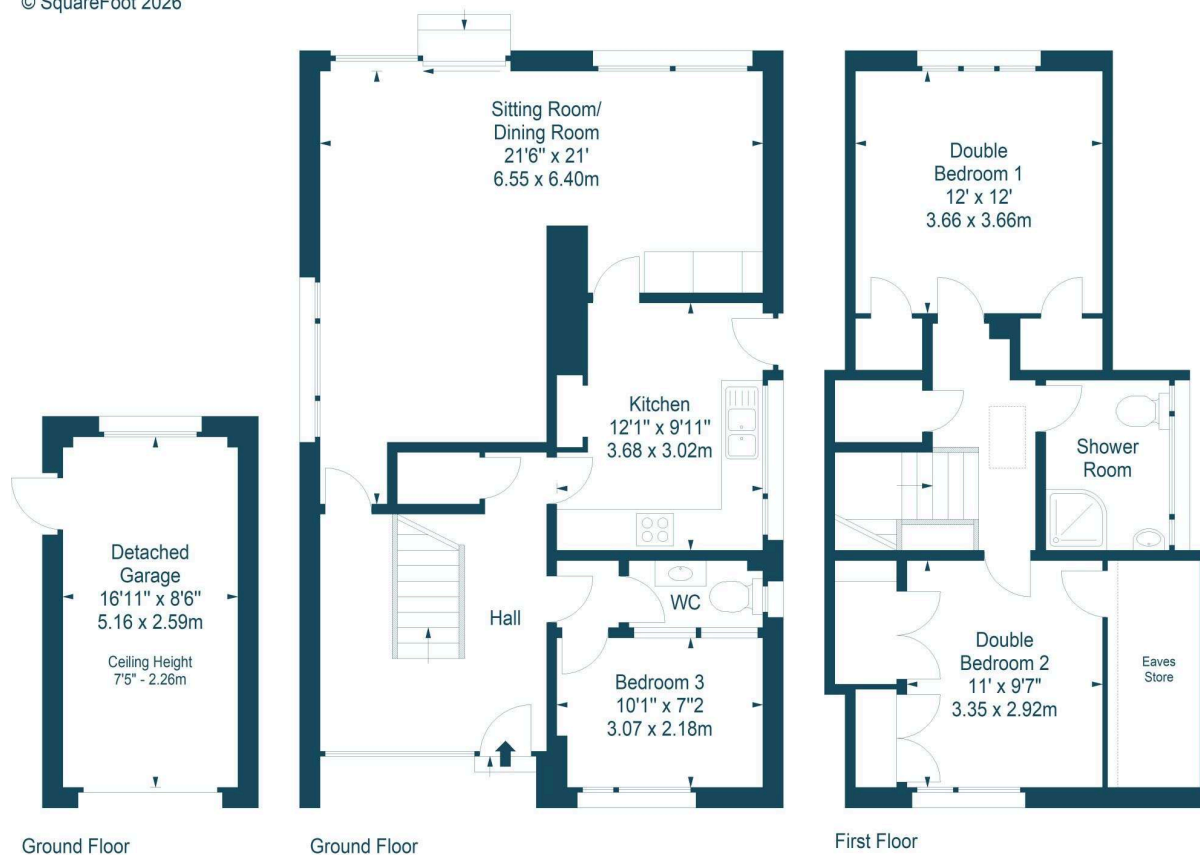
Garage

Approx. Gross Internal Area

145 Sq Ft - 13.47 Sq M

For identification only. Not to scale.

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Ground Floor

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.