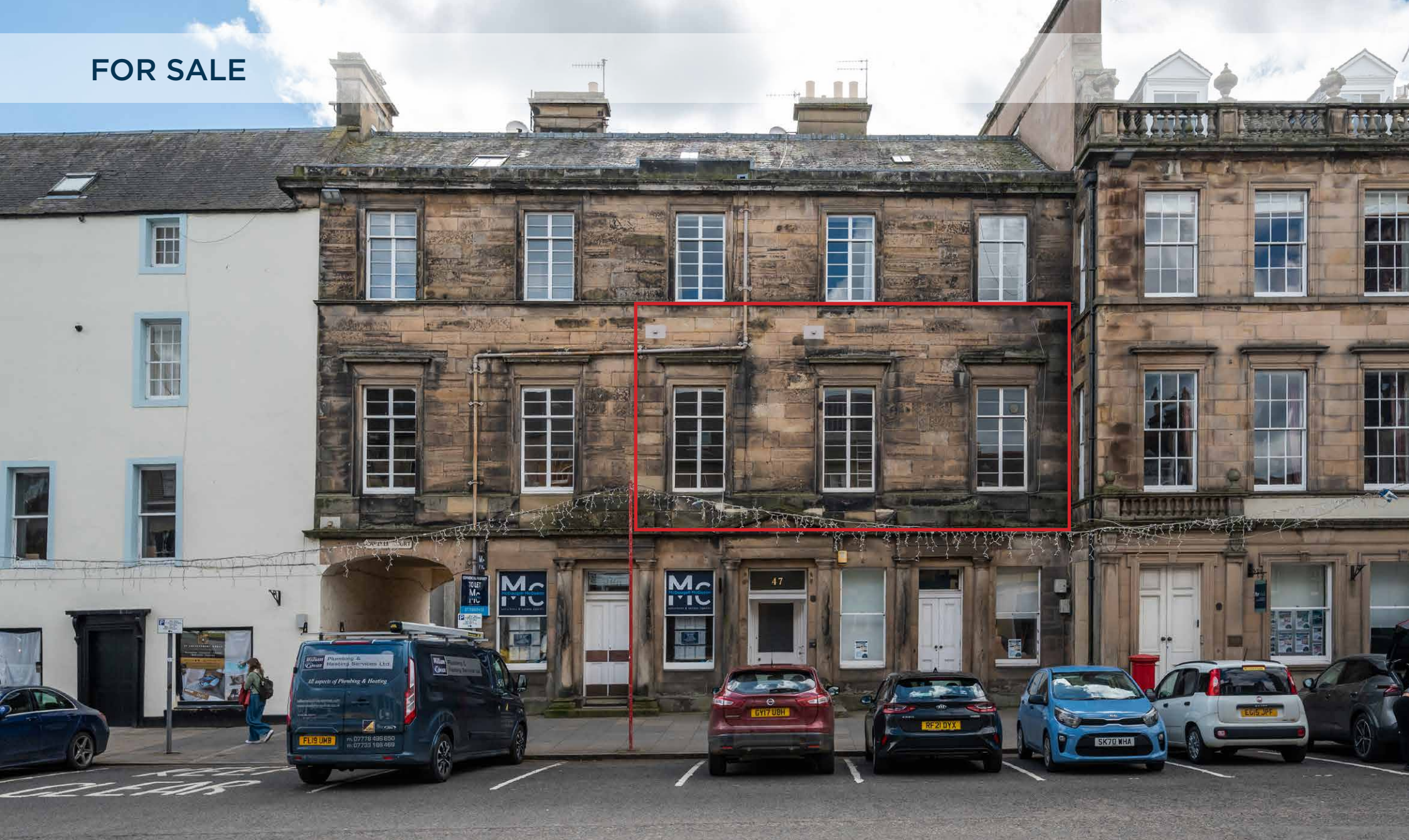


FOR SALE

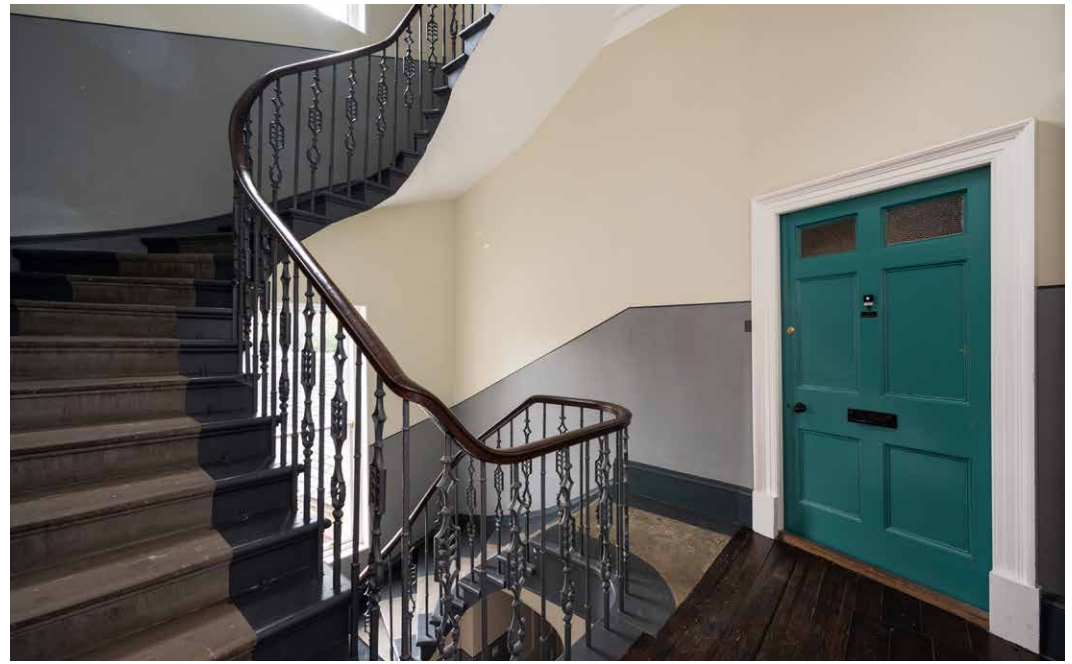
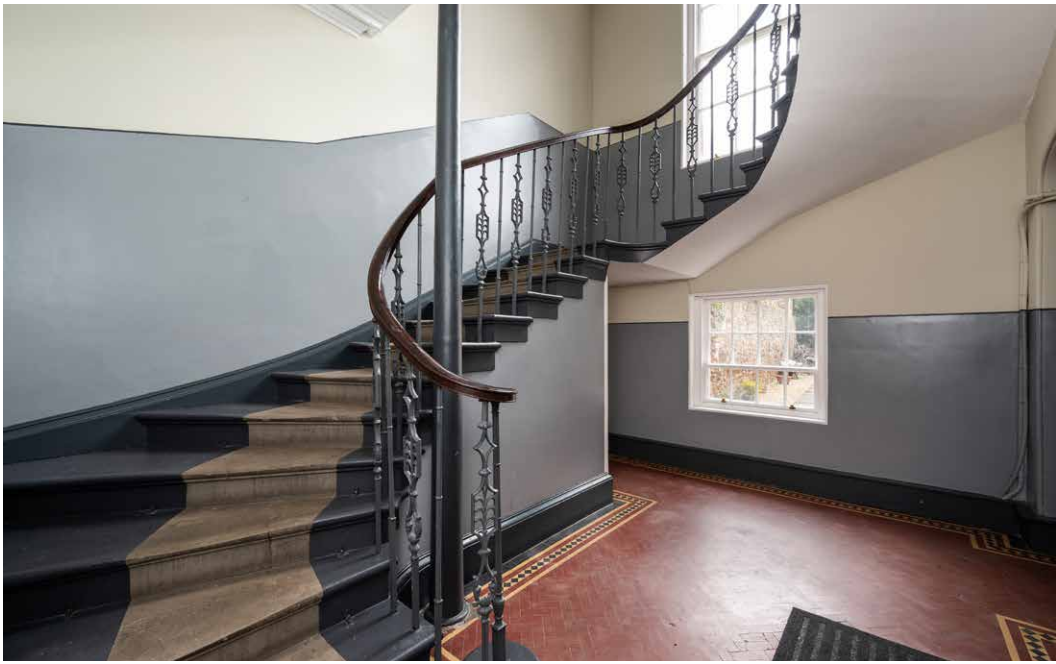


47A HIGH STREET

HADDINGTON, EAST LOTHIAN, EH41 3EE

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS



47A HIGH STREET

HADDINGTON, EAST LoTHIAN, EH41 3EE

Dunbar 15 miles, Edinburgh 17 miles (Distances approx).

A spacious two bedroom flat located in a prime position within the historic town of Haddington. This charming flat has a light and spacious feel and is rich in traditional features.

- **Spacious kitchen/dining room.**
- **Living room with open fire.**
- **Access to communal garden.**
 - **Well presented.**
- **Excellent first time property or buy to let investment.**
 - **No chain.**

Freehold.

Council Tax Band: C

EPC Band: C

OFFERS OVER £200,000

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS



DESCRIPTION

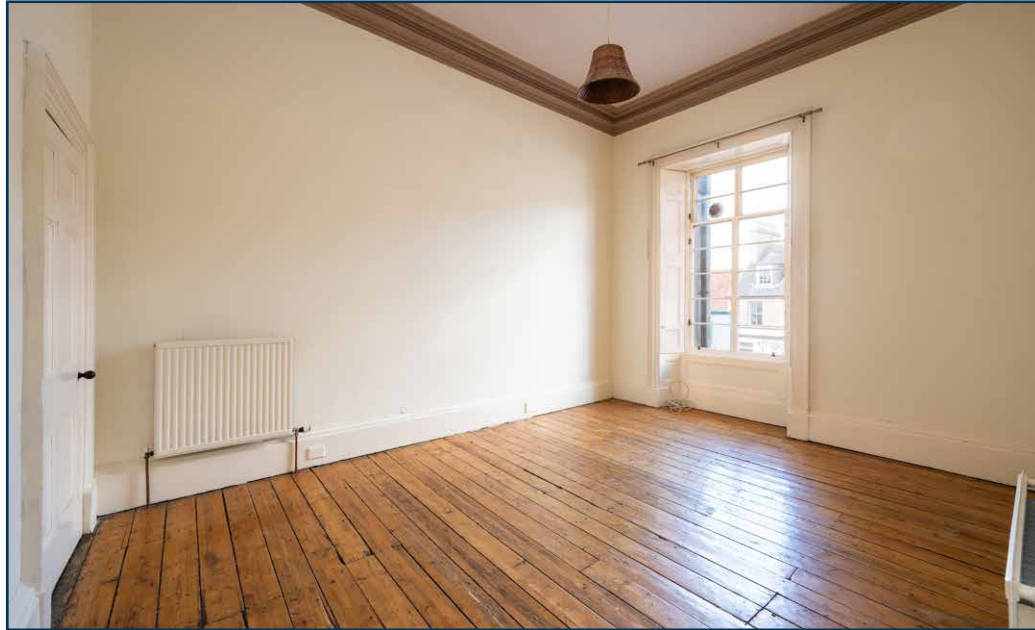
47A High Street is located at the west end of the high street providing, a quiet spot in a prime central location in the popular town of Haddington. The property is accessed via a common entrance with spacious and elegantly curved staircase, this first floor flat is one of only four in the stairwell with commercial premises at ground floor level, ensuring a sense of community and privacy. The interior has been beautifully finished with careful consideration to the traditional character of the building with features including high ceilings, working shutters, ornate cornice, exposed timber flooring and a cast iron fireplace. The property also benefits from a communal area of garden to the rear which is a fantastic south facing sun trap, there is also garden shed ideal for storage. This charming flat presents an ideal first time property or buy to let investment.

ACCOMMODATION

Entrance hall; open-plan kitchen/dining room with traditional floor units and shelving above; integrated stainless steel sink, built in bench seat with ample space for dining table; living room with cast iron open fire and views across the high street; stylishly appointed shower room; large double bedroom; further double bedroom with fun mezzanine bunk.

LOCATION

The historic market town of Haddington is situated in the heart of East Lothian on the banks of the River Tyne approximately 14 miles east of Edinburgh and is short distance from the beautiful beaches on the coast, the countryside and the A1 for easy commuting. Haddington offers a wide range of independent shops, bars, and cafes as well as fantastic educational facilities for all ages and a gym and swimming pool within the town centre.



DIRECTIONS

Please use the postcode EH41 3EE. The property is entered via ground floor door number 47.

FIXTURES & FITTINGS

The carpets and all other floor coverings will be included in the sale.

HOME REPORT AND EPC

Copies of the Single Survey are available upon request from the Selling Agents.

SERVICES

- Gas central heating system
- Mains water, power and drainage system.
- Single glazed windows.

COMMON PROPERTY

The buyer will agree to be responsible for an equitable share of the cost of common property maintenance and repair costs. Costs are shared between the four residential properties and two ground floor commercial units although notably the garden ground is shared between the four flats only. Further details available from the Selling Agents.

SOLE SELLING AGENT

FBRSeed, Rose Lane, Kelso, TD5 7AP. Tel: 01573 224381.



VIEWING

Is highly recommended and strictly by appointment with the Selling Agents.

AUTHORITIES OFFERS

East Lothian Council John Muir House, Brewery Park Haddington
East Lothian EH41 3HA Tel: 01620 827827

RIGHTS & EASEMENTS

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. In particular there are a number of burdens e.g restriction on the keeping of a maximum of two pets and no mounting of tv aerials to external walls - full details are included within the Title Sheet for the property (copies available from the selling agent).

The Purchasers will be held to have satisfied themselves on all such matters.

TENURE

Freehold.

METHOD OF SALE

The property is offered for sale with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents. If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

DATE OF ENTRY

By mutual agreement.

GUIDE TO INTERESTED PARTIES

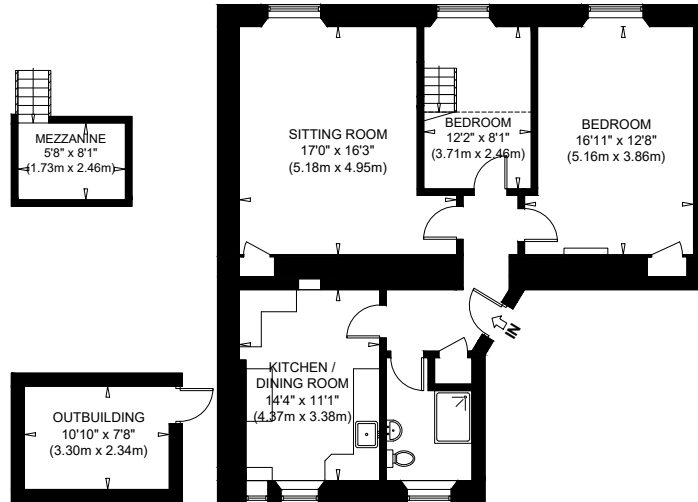
Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in April 2026.

HEALTH & SAFETY

For your own personal safety please be aware of potential hazards within the property when viewing.

IMPORTANT NOTICE

FBRSeed, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBRSeed have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.



OUTBUILDING
GROSS INTERNAL
FLOOR AREA 7.7 SQ M / 82 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 83.3 SQ M / 896 SQ FT

HIGH STREET, HADDINGTON
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 83.3 SQ M / 896 SQ FT
OUTBUILDING FLOOR AREA = 7.7 SQ M / 82 SQ FT
COMBINED FLOOR AREA = 91 SQ M / 978 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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www.photographyandfloorplans.co.uk





fbrseed

LAND AGENTS &
CHARTERED SURVEYORS

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HADDINGTON. 01620 82 4000

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