



32 Market Street

Haddington, EH41 3JE



4



2



2



168sqm

EPC

C

AS Anderson
Strathern

32 Market Street

Haddington, EH41 3JE

Property features

This impressive detached home offers a rare opportunity to acquire a spacious property with private garden grounds in the heart of the town centre. Extending to approximately 168 square metres over two well-proportioned levels, the home provides generous and flexible accommodation ideally suited to modern family living.

At ground floor level, an inviting entrance hallway leads to a bright and generously proportioned living and dining room, ideal for both everyday living and entertaining, with a wood-burning stove adding warmth and character to the space. The dining kitchen is well sized, offering ample storage and worktop space, and benefits from direct access to the rear of the property. The hallway also benefits from a useful under-stair storage cupboard. To the rear, a conservatory provides additional living space and enjoys a pleasant outlook over the garden, creating a bright and versatile area. Completing this level is a highly adaptable room located adjacent to the shower room, making it well suited for use as a ground floor bedroom, home office, or additional reception space, and offering valuable flexibility within the overall layout.

The first floor comprises three well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes, which are included in the sale, along with the freestanding bed. The remaining bedrooms offer comfortable and versatile accommodation suitable for a variety of uses, with one currently utilised as a home office and featuring fitted bookshelves, also included. One of the bedrooms further benefits from the convenience of an adjoining WC. A centrally located family bathroom serves this level, providing a practical separation between living and sleeping areas. The floor is further enhanced by a useful boiler cupboard with built-in shelving, offering additional storage.

Externally, the property enjoys private gardens to the front and rear, with decking to the rear forming an ideal space for outdoor seating. A single garage with power provides excellent storage, complemented by an additional workshop and outbuilding offering further versatility. The workshop in particular presents excellent potential for conversion subject to the necessary consents, allowing future owners to tailor the space to their needs.

Further parking is available nearby, with the property also benefiting from a residents' parking permit allowing unlimited parking on Market Street.

- Detached home
- Flexible layout
- Great storage
- 4 double bedrooms
- Town center location
- Gas central heating
- Conservatory
- Front & rear gardens
- Private garage
- Residents' permit





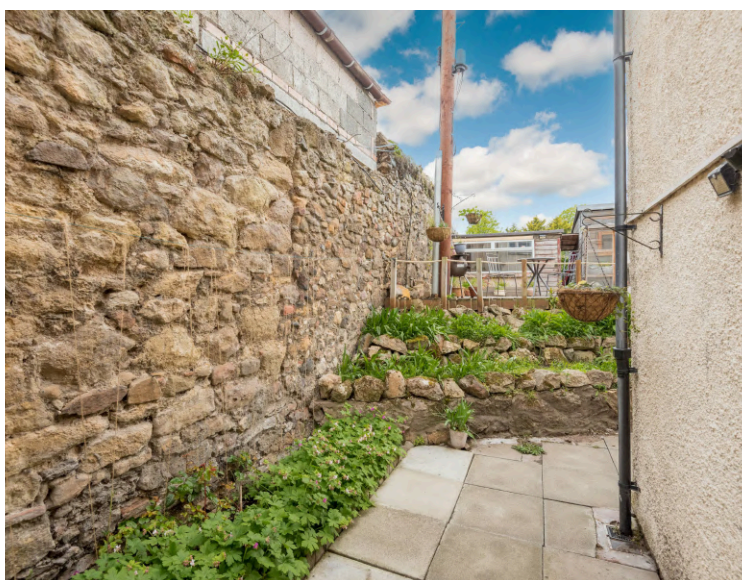


Location

The popular county town of Haddington offers an excellent quality of life, with a wide variety of shops, restaurants and bars all within easy reach. The property is particularly well located in the heart of the town centre, with a range of everyday amenities including Tesco, the leisure centre, library and High Street shops all within a short walk, along with both primary and secondary schools. Haddington is also ideally positioned for access to Edinburgh via the A1, with journeys taking approximately 30 minutes by car. Nearby train stations at Drem and Longniddry provide regular services, complemented by a frequent local bus network. The surrounding East Lothian countryside offers an excellent selection of outdoor pursuits, including golf courses, beautiful beaches and scenic walks along the banks of the River Tyne.



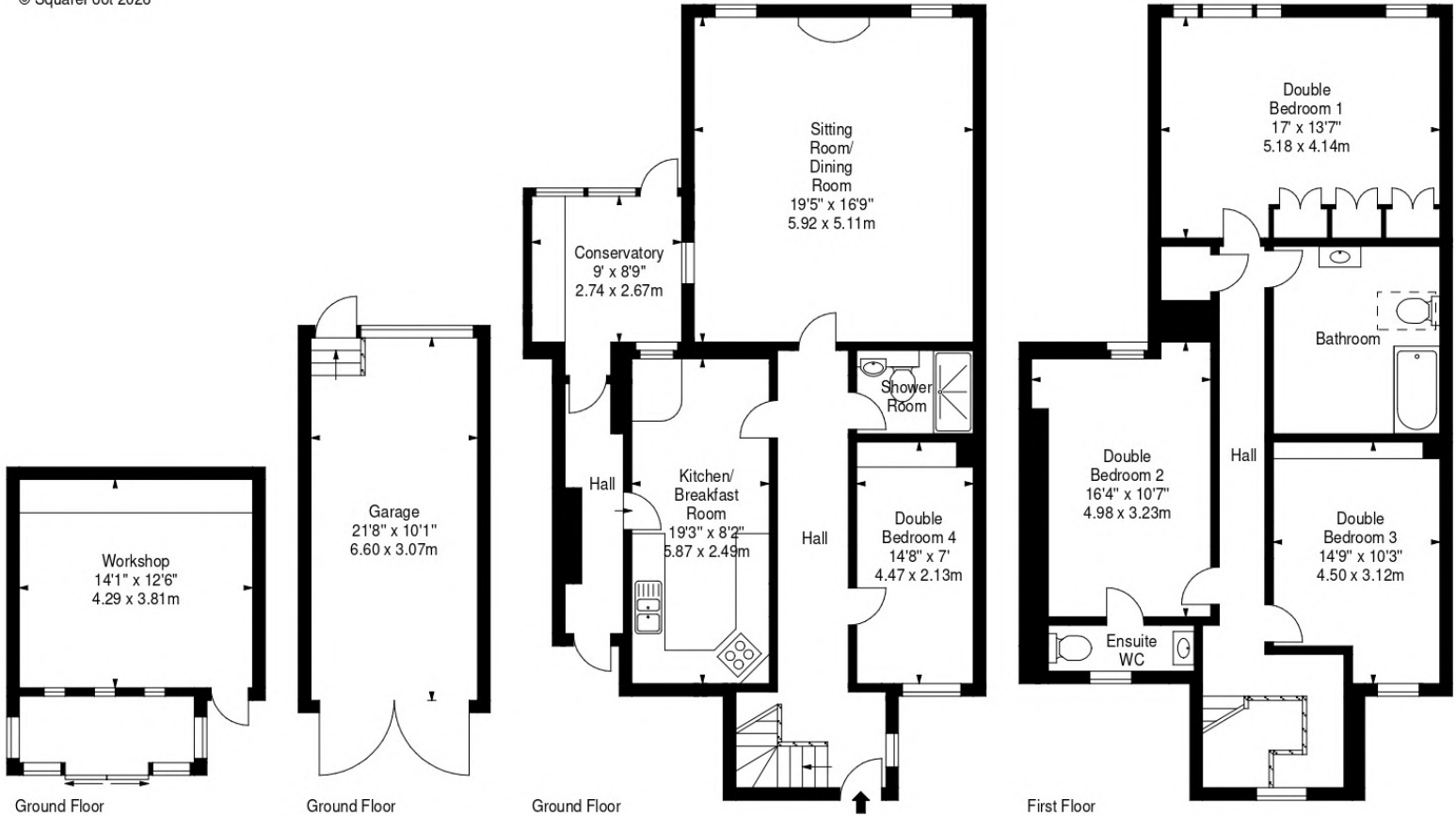




Market Street,
Haddington,
East Lothian, EH41 3JE



Approx. Gross Internal Area
1825 Sq Ft - 169.54 Sq M
Garage & Workshop
Approx. Gross Internal Area
440 Sq Ft - 40.88 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, selected freestanding appliances, light fittings and fixtures. Please note that the dishwasher and washing machine are not included within the sale, and inclusion of the fridge may be available by separate negotiation. In addition, the sellers are happy to include the custom built wardrobes and master bed.

There is shared responsibility for the maintenance of the close between the front door and the street.

Council Tax band F

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. 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 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. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS Anderson Strathern
residential@andersonstrathern.co.uk