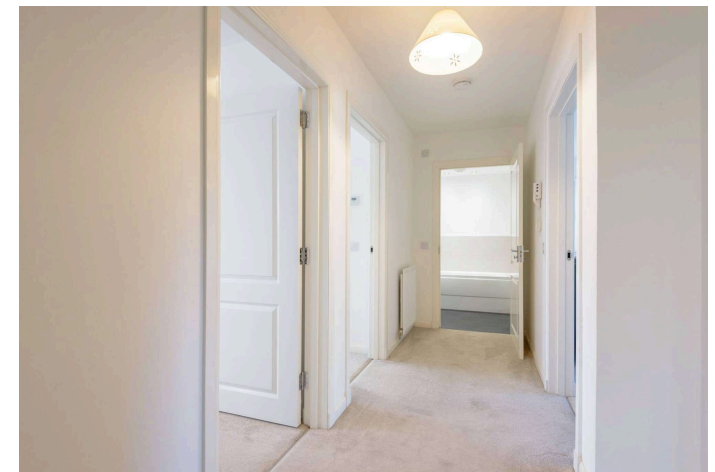




3/2 Hays Walk
HADDINGTON, EH41 3EH

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Presented in turn-key condition and with an east/west-facing orientation, this two-bedroom ground floor apartment lies in a well-established Haddington residential development, and will appeal to first-time buyers, professionals or investors.

From a ground floor carpeted hallway equipped with built-in storage, you move into a light and airy west-facing lounge opening to a private patio and the shared garden. Spacious, carpeted and with a neutral decor it exudes a relaxed and comfortable ambience. Returning to the hallway, the sleek west-facing modern kitchen showcases white wall and floor units, smooth grey worktops and high-spec integrated appliances including an oven, gas hob, extractor hood and fridge freezer.

Each of the two east-facing double bedrooms includes built-in mirrored wardrobes and the principal features an en-suite shower room.

A well-appointed bathroom completes the layout and is equipped with a hidden cistern WC, washbasin, and bath. Externally residents benefit from parking.

Additional Information: The building and immediate grounds are factored by Speirs Gumley which includes maintenance, gardening & buildings insurance - approximately £900 per annum. The larger surrounding grounds and car parks are factored by Ross and Liddell - approximately £80 per annum.

FIXTURES & FITTINGS

All fitted floor coverings, curtains and blinds, integrated oven, gas hob, extractor hood and fridge freezer will be included in the sale.



PROPERTY FEATURES

- Two-bedroom ground floor flat
- Light and airy west facing lounge, opening to patio
- Modern kitchen
- Two east-facing double bedrooms, one with en-suite
- Family bathroom
- Private patio and shared gardens
- Residents' parking
- Gas central heating
- Double glazing
- EPC - C
- Council tax band - D
- Tenure - Freehold
- Factor Charge - Approximately £980 per annum

HADDINGTON

Eighteen miles east of Edinburgh, The Royal Burgh of Haddington is a picturesque, friendly, and historic East Lothian market town.

Surrounded by stunning countryside and on the banks of The River Tyne with access to The Lammermuir Hills there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with swimming pool, Bodyworks Gym, sports hall, and health suite. Close to North Berwick and Gullanethere are renowned golf courses and scenic beaches to experience. Nearby Dunbar has the popular East Links Family Park and Foxlake Adventures.

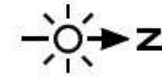
Haddington has an array of vibrant bars and restaurants including The Waterside Bistro and The Green. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores. There is a Tesco supermarket along with a Co-op Food. On the outskirts of town and a five-minute drive, you will find a retail park with Starbucks, Costa Coffee, and Aldi amongst others.

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.

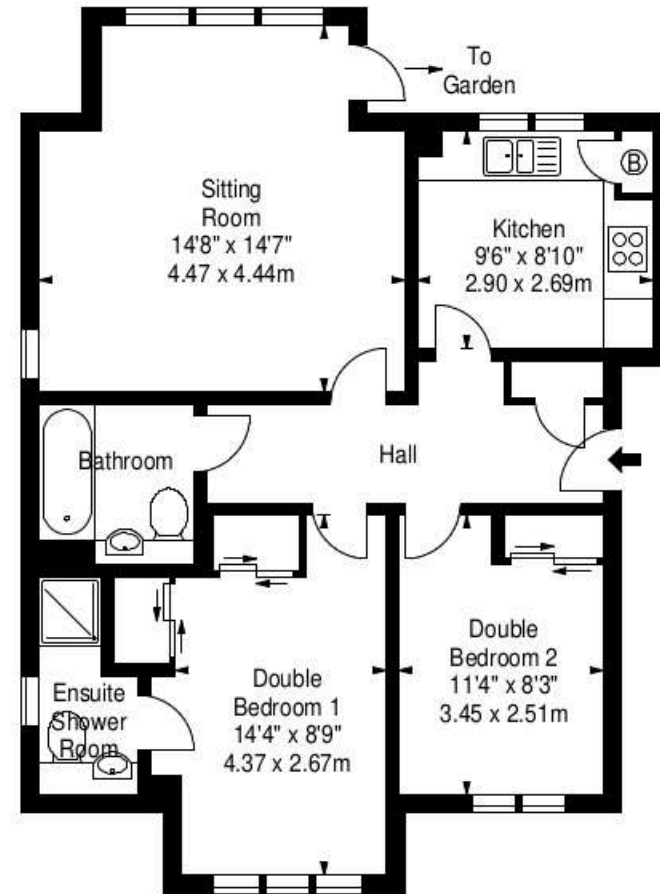
Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass



Hays Walk,
Haddington,
East Lothian, EH41 3EH



Approx. Gross Internal Area
694 Sq Ft - 64.47 Sq M
For identification only. Not to scale.
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Ground Floor

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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