



48 Princess Mary Road, Haddington, EH41 3NJ



## Welcome

Nestled within a popular and well-established part of Haddington, this delightful upper flat offers bright, comfortable accommodation that is perfectly suited to first-time buyers, investors or those looking to downsize.

Accessed via a secure communal entrance shared with just one other property, the home immediately impresses with its abundance of natural light. The beautiful lounge enjoys a triple window formation, allowing sunshine to pour into the room and creating a warm, uplifting space that's perfect for relaxing or entertaining.

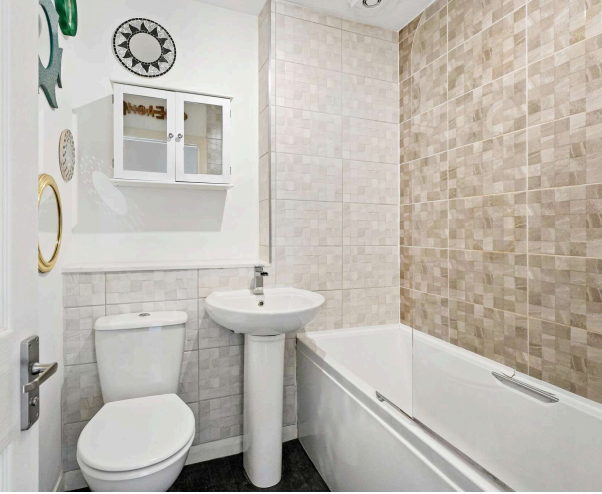
Situated off the lounge is a bright fitted kitchen, finished in crisp white tones and offering a good range of wall and base units, together with an integrated fridge/freezer, electric oven and gas hob.

The double bedroom is quietly positioned to the rear of the property and provides ample space for a double bed and additional bedroom furniture. Mirrored sliding wardrobe doors offer excellent storage while enhancing the sense of space and light.

Completing the accommodation is an internal bathroom fitted with a bath incorporating a shower over, wash hand basin and WC.

Further benefits include gas central heating, double glazing, ample resident and visitors parking. Combining bright accommodation, practical living space and a sought-after Haddington location, this charming home represents an excellent opportunity for a wide range of buyers.





## Haddington

48 Princess Mary Road enjoys a peaceful residential setting within the historic market town of Haddington, one of East Lothian's most sought-after locations. Renowned for its attractive streets, excellent amenities and strong sense of community, Haddington offers an exceptional balance of town and country living.

The property is conveniently placed for a wide range of local amenities, including independent shops, supermarkets, cafés, restaurants and leisure facilities, while the picturesque banks of the River Tyne provide beautiful walks and green spaces to enjoy. Families are well served by highly regarded schooling at both primary and secondary levels.

For commuters, Haddington offers excellent transport links, with regular bus services to Edinburgh and easy access to the A1, making travel throughout East Lothian and beyond straightforward. The stunning East Lothian coastline, renowned golf courses and beautiful countryside are all within easy reach, making this an ideal location for those seeking a relaxed lifestyle without sacrificing convenience.

## Extras

Any light fittings and window coverings seen at the viewing will be included in the sale along with the washing machine.



# Get in touch

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 0131 240 3818

Property Hub:

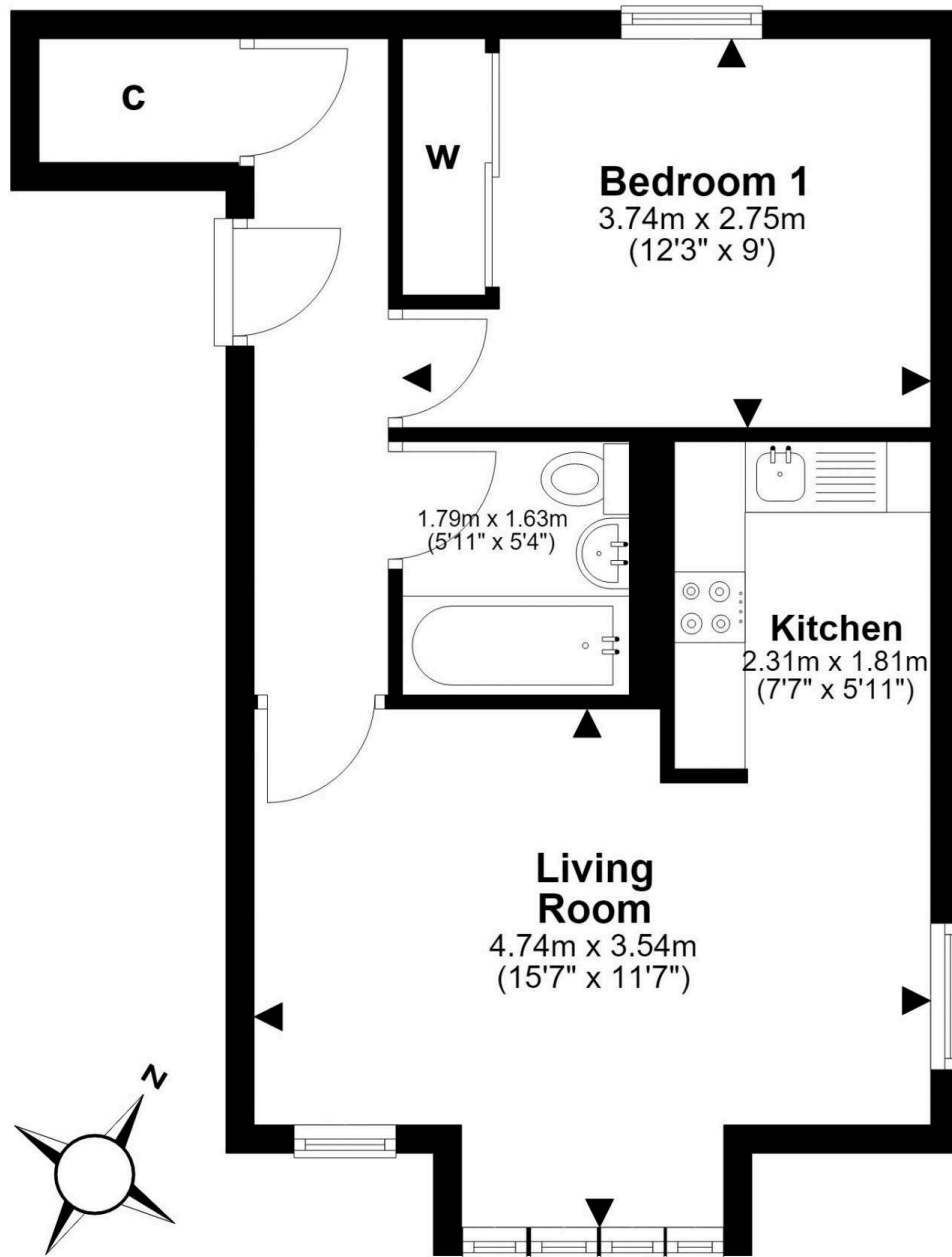
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the 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 Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.