



2 Old Toll Cottages, Lennox Road, Haddington, EH41 4AX



Welcome

Welcome to 2 Old Toll Cottages—a charming three-bedroom terraced home located in the popular East Lothian market town of Haddington. This home offers generous space and is perfectly placed within easy walking distance to all amenities, making it a great fit for first-time buyers, professional couples, or young families. The property is presented in good clean condition throughout and given its location and the space on offer, it represents excellent value in today's market, interested buyers are encouraged to act fast. Private gardens at both the front and rear add to its appeal, with both allocated and ample on street parking available, in addition the property features double glazing and gas central heating with a new boiler being fitted.

- Superb residential location
- Entrance vestibule
- Hallway with built-in storage
- Ground floor WC
- Spacious living room with twin front facing windows, and wall mount electric fire
- Fitted dining kitchen with rear garden access, a range of base and wall units, gas hob, extractor, double oven, a range of white goods, and ample space for dining
- Upper hallway with loft access
- Main bedroom with built-in wardrobes
- Bedroom two with built-in wardrobes
- Bedroom three with rear facing window
- Family shower room, shower cubicle with drying area, wc, sink, and heated towel radiator
- Gas central heating (new boiler) and double glazing
- Private front and rear gardens, ideal for outside entertaining and relaxation







Haddington

Haddington is a historic market town situated in East Lothian, renowned for its picturesque setting along the River Tyne and its charming blend of period architecture and modern amenities. The town offers a welcoming community atmosphere, with a variety of independent shops, cafés, and traditional pubs lining its attractive high street. Residents benefit from excellent local schools, a range of leisure facilities, and beautiful parks and green spaces, making Haddington particularly popular with families and those seeking a relaxed lifestyle. Convenient transport links provide easy access to Edinburgh and the surrounding areas, while the nearby countryside offers abundant opportunities for walking, cycling, and outdoor pursuits. Haddington's rich heritage, vibrant monthly Farmer's market, and calendar of cultural events further enhance its appeal as a desirable place to live in East Lothian.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and any remaining white goods. No warranty applies to any integrated appliances, white goods or moveable items included in the sale. Other items may be available by negotiation.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

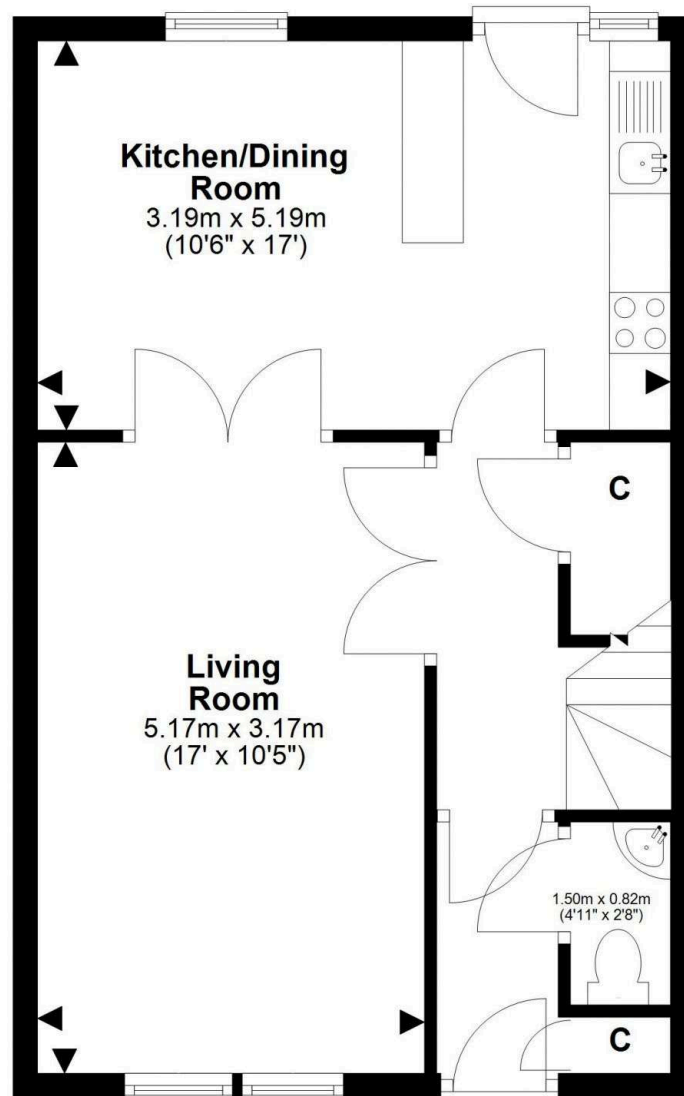
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

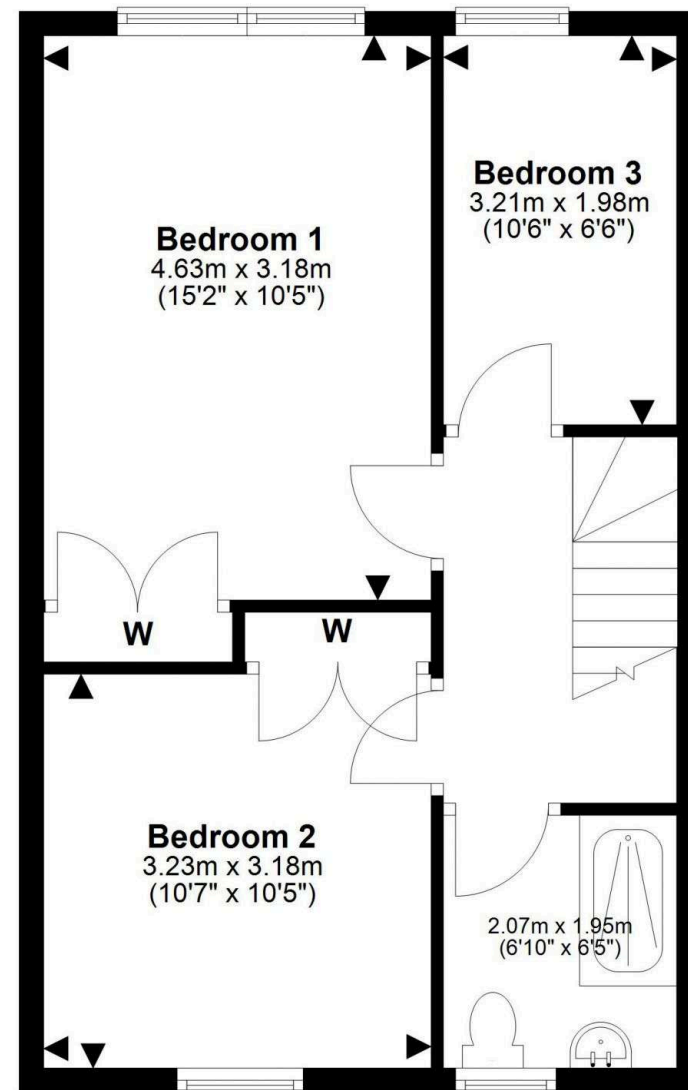
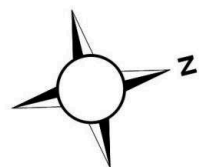
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

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.