



2 Bolton Steading

HADDINGTON, EH41 4HU

Property
PARIS STEELE

01620 497497 | [parissteele.com](https://www.parissteele.com)



PROPERTY DESCRIPTION

Forming part of a charming steading Parquet flooring, a feature mantelpiece, and a conversion in the small hamlet of Bolton, soft, neutral colour palette enhance the home's situated between Haddington and Gifford, this warm and inviting atmosphere.

four-bedroom home offers a rare and inviting opportunity.

Nestled amidst open countryside, the front door opens into a light and airy hallway that leads to a bright and generously proportioned south-facing dining room, kitchen, and sitting room. The living spaces flow seamlessly onto the garden, which enjoys a captivating rural aspect perfect for relaxing or entertaining.

The well-appointed kitchen features ample wall and floor units, worktops, and integrated appliances, including a hob, grill, oven, and extractor hood. A utility room provides extra storage and external access, while a convenient ground-floor WC completes the layout.



Upstairs, a bright landing with built-in storage, leads to three double bedrooms and a comfortable single. With a delightful open outlook over the surrounding countryside, the south-west-facing principal double benefits from bespoke storage and an en-suite WC, creating a peaceful retreat.

One of the other double bedrooms has been styled as a home office complete with a bespoke desk. They share access to a well-appointed skylit bathroom with a bath with wall-mounted shower, WC, and washbasin built into vanity set against chic mosaic tiling.

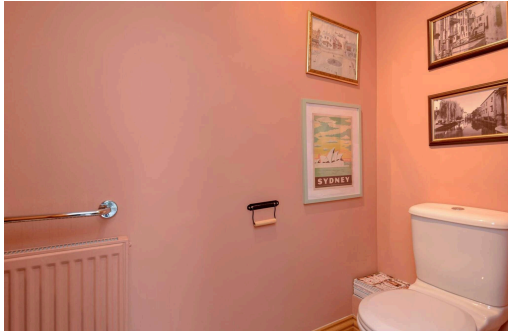
The enclosed south-west-facing rear garden is mainly laid to lawn and with its stunning open outlook over the adjacent fields is a tranquil alfresco escape. There is ample parking to the front.



Bolton Steading Residents' Association deal with common gardening, maintenance (including Dovecot) and a sinking fund for unexpected costs. Variable, but currently around £150 per annum.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains/curtain poles, blinds, integrated oven, hob, extractor fan, fridge-freezer, dishwasher, freestanding washing machine and mini dryer will be included in the sale. Some furniture may be available by separate negotiation.



PROPERTY FEATURES

- Four bedroom steading home
- Bright and spacious south-west-facing sitting room
- Spacious open plan sitting-dining-kitchen
- Utility
- Guest WC and family bathroom
- Three double bedrooms, one with en-suite
- Further single bedroom
- South-west-facing garden with countryside views
- Double glazing / Electric heating
- Allocated parking
- EPC - C
- Council tax band - F
- Bolton Steading Residents' Association

HADDINGTON

Bolton is a small hamlet lying two miles from Haddington, nestled in picturesque countryside. Eighteen miles east of Edinburgh, The Royal Burgh of Haddington is a charming, 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. 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 Gullane there 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. 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.

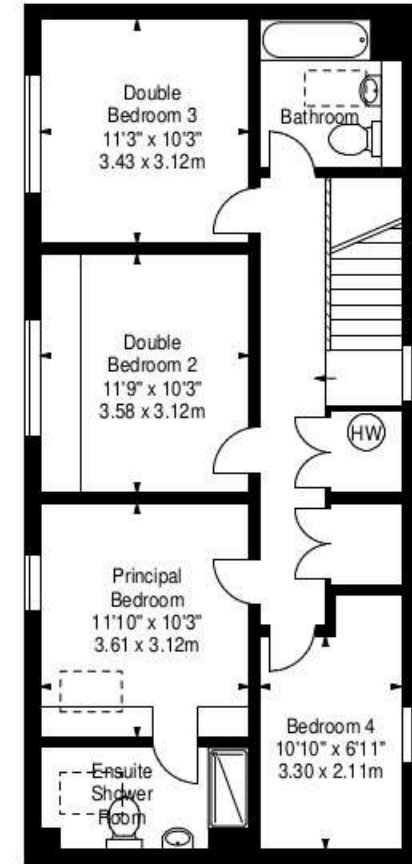
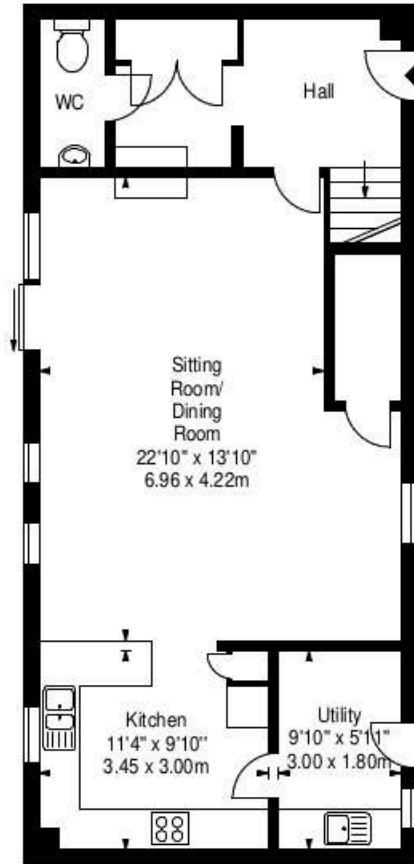




**Bolton Steading,
Bolton,
Haddington,
East Lothian, EH41 4HU**



Approx. Gross Internal Area
1446 Sq Ft - 134.33 Sq M
For identification only. Not to scale.
© SquareFoot 2026



PARIS STEELE

Thinking of selling your existing property?

Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive feeds for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's Talk
01620 497 497
property@parissteele.com



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.

