



83A High Street

Haddington, EH41 3ET



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141sqm

EPC

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AS Anderson
Strathern

Occupying the first floor of a handsome Category B listed building in the heart of Haddington, this unique and impressive two-bedroom flat extends to approximately 141sqm and beautifully combines period character with generous, well-balanced accommodation. Dating from the early nineteenth century, the property retains a wealth of original features while offering comfortable modern living.

A welcoming entrance hall leads to a magnificent living room, where high ceilings, ornate cornicing, large south-facing windows, an original fireplace, and exposed timber flooring create a superb focal point for everyday living. The proportions throughout are particularly noteworthy, reflecting the property's historic origins and providing an exceptional sense of space.

To the rear, the dining kitchen offers an excellent social hub, with ample space for both cooking and dining. French doors open directly onto a substantial private roof terrace, creating a seamless connection between indoor and outdoor living. Extending to over 27sqm, this sheltered outdoor space is a rare feature for a property of this type and provides an ideal setting for al fresco dining, entertaining, or relaxing.

The accommodation further comprises two generous double bedrooms. The principal bedroom enjoys a bright south-facing aspect and excellent floor space, while the second bedroom is also well proportioned and offers excellent flexibility for a variety of uses. A spacious bathroom completes the accommodation and is fitted with a freestanding bath, separate shower enclosure, WC, and bidet.

The property retains an abundance of period features, including fireplaces, detailed cornicing, traditional sash and case windows, and panelled joinery. Further benefits include gas central heating, partial underfloor heating, and a useful cellar store accessed from the kitchen, providing valuable additional storage.

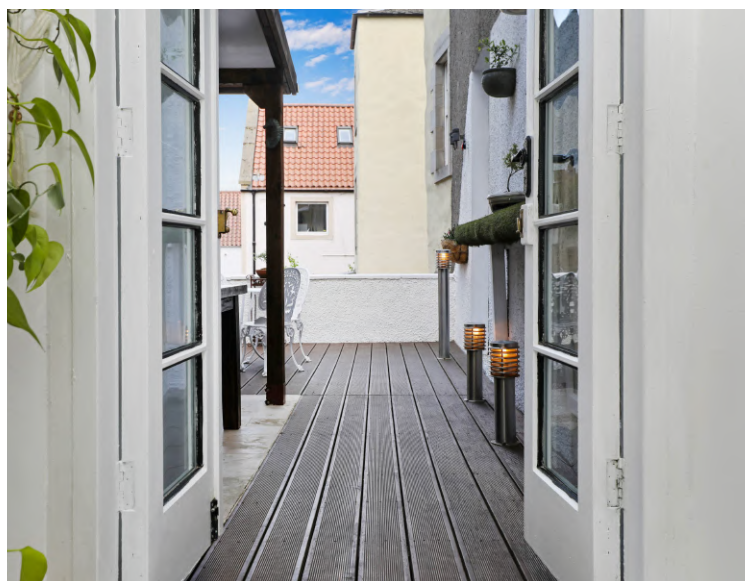
Offering a rare combination of character, scale, and outdoor living, this is a distinctive and highly appealing home within one of East Lothian's most desirable towns.

Property features

- Private sun terrace
- Original features
- Generous proportions
- Dining kitchen
- Gas central heating
- Partial underfloor heating
- Storage cellar
- Permit parking





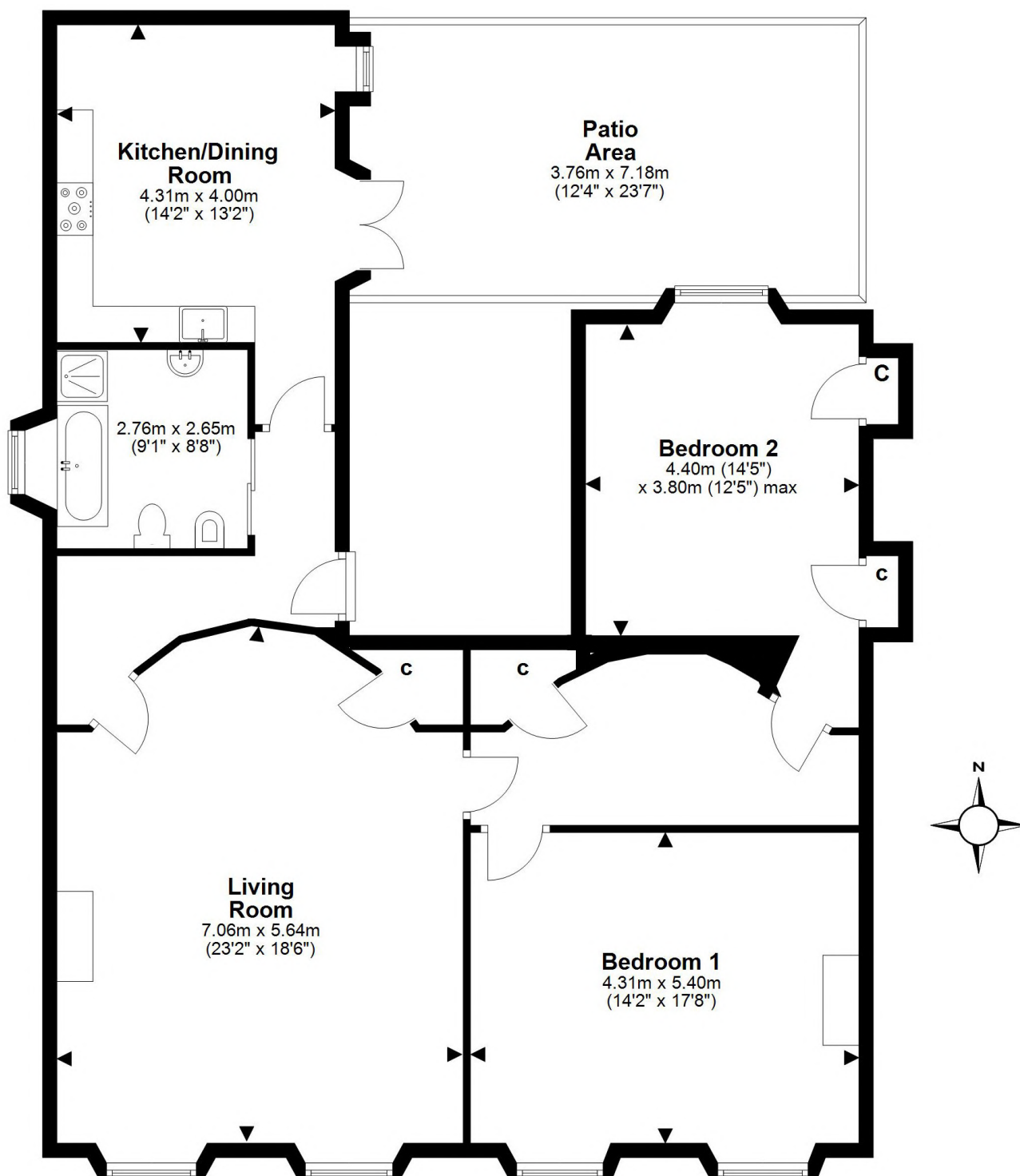


Location

The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The counties beautiful villages, excellent beaches and a variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne close by. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels. Knox Academy is listed in the top 50 Scottish State Secondary schools. Private schooling is available at the Compass School as well as at Loretto in Musselburgh and in Edinburgh.







Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures.

Council Tax band D

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.

espc

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