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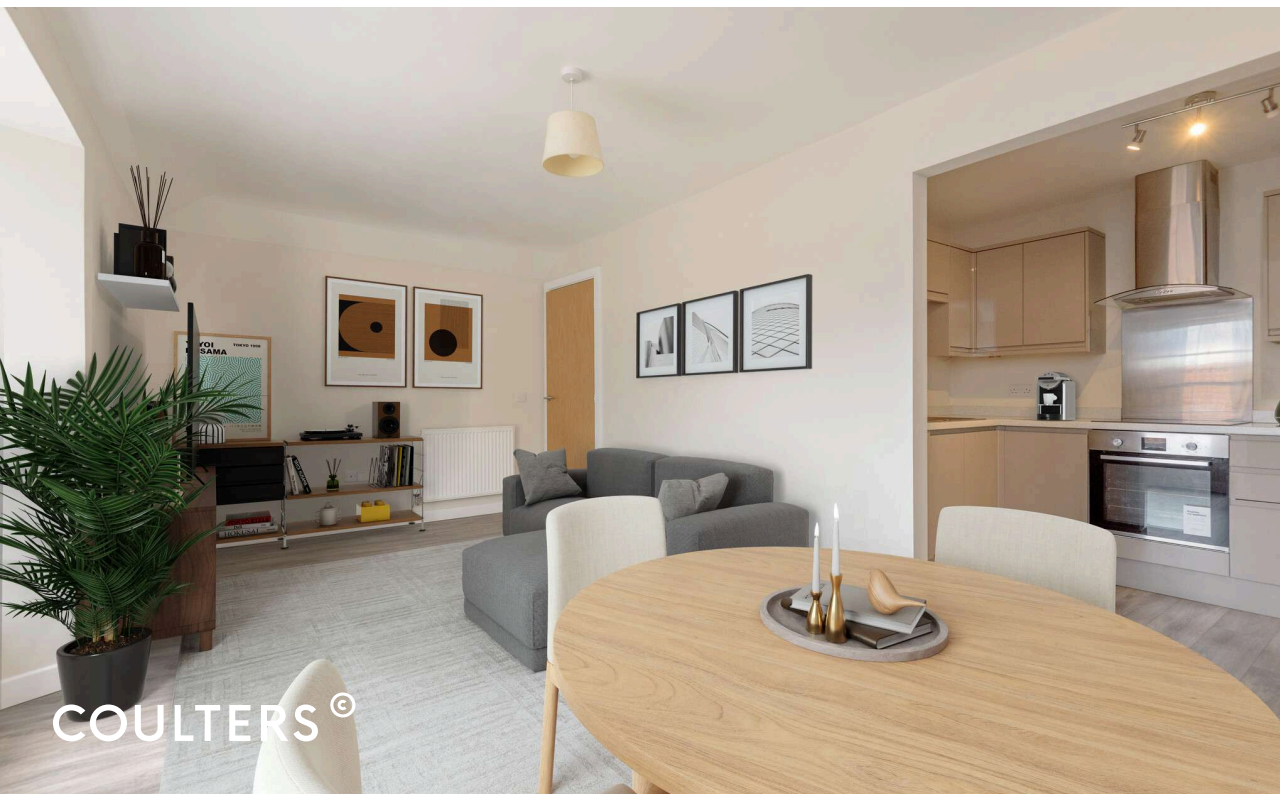
# FLAT 4, GEORGE HOUSE, 75 HARDGATE

HADDINGTON, EAST LoTHIAN, EH41 3JN

 1 BED  1 BATH  1 PUBLIC



VIRTUALLY STAGED IMAGE



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## TAKE A LOOK INSIDE

Centrally located within the popular market town of Haddington, Flat 4, George House is a bright and well proportioned one bedroom top floor flat, ideally positioned within easy walking distance of an excellent range of local amenities, shops, cafés and leisure facilities, whilst also offering convenient access to Edinburgh City Centre.

The property offers stylish modern accommodation, presented in good order throughout, together with ample on-street parking.

## KEY FEATURES



Modern, well proportioned accommodation



Double bedroom and contemporary shower room



Located in the heart of the town



On-street parking



Close to local amenities and transport links



Ideal as a permanent residence or a holiday home



EPC Rating - D



Council Tax Band - B



VIRTUALLY STAGED IMAGE



Accessed via a secure shared entrance, the accommodation comprises a welcoming entrance hall with useful storage cupboard; a spacious open plan sitting room and dining area flowing seamlessly into a contemporary kitchen fitted with a good range of units and integrated appliances; a spacious double bedroom with built-in wardrobe; and a modern shower room.

## EXTRAS

All fitted carpets, fitted floor coverings, blinds are included in the sale price together with the induction hob, oven, fridge/freezer and washing machine. The building is factored and maintained by James Gibb, annual fees are approximately £1200.



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# THE LOCAL AREA

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of the River Tyne and surrounded by beautiful countryside, there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The local Farmers Market is a monthly delight with a variety of local seasonal produce on offer, and the annual Haddington Show is a superb agricultural event showcasing a range of livestock, food and local crafts. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, gym, sports hall, and health suite.

The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket. The retail park, which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others. World renowned golf courses and stunning sandy beaches can be easily accessed making Haddington a popular location for families and golfers alike.

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 Longniddry train station which has a regular service between Edinburgh and North Berwick. There is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

**HOME REPORT VALUATION: £145,000**



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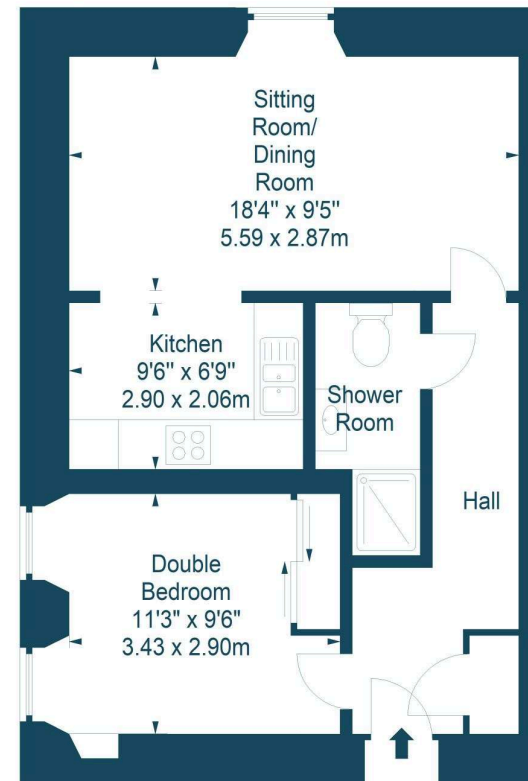


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**George House,  
Hardgate,  
Haddington,  
East Lothian, EH41 3JN**



Approx. Gross Internal Area  
519 Sq Ft - 48.22 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Third Floor

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.