



2a Station Avenue

HADDINGTON, EH41 4EG

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated within walking distance of Haddington's town centre in a quiet cul-de-sac setting, this impressive four-bedroom detached home offers bright, spacious accommodation over two levels, complemented by a variety of attractive outdoor spaces ideal for modern family living.

A private driveway bordering a garage and gated garden leads to a welcoming entrance vestibule and spacious hallway, with two deep storage cupboards, an understairs cupboard, and space for a study or sitting area. At the heart of the home is a beautifully bright south and east-facing sitting room, where laminate flooring and a calming neutral décor create an inviting atmosphere.

Flooded with natural light, this generous reception room enjoys direct access to the south-facing balcony. The spacious dual-aspect dining kitchen is equally impressive, enjoying access to the inner courtyard. Stylishly appointed, the kitchen features sleek gloss-white base units, generous worktop space and a range of integrated AEG appliances, including a hob, oven and extractor hood. The ground floor also features two well-proportioned double bedrooms, both served by a modern family bathroom.





Upstairs, the principal double bedroom offers a peaceful retreat, complete with useful eaves storage, while a further generous double bedroom provides flexible accommodation for family or guests. These bedrooms are complemented by a sleek contemporary shower room with a hidden-cistern WC and a washbasin built into vanity.

Outside, the property boasts a selection of outdoor spaces. A south-facing balcony provides the perfect place to enjoy the sunshine, while the charming inner courtyard, enhanced by decorative paving, is ideal for alfresco dining. A secluded garden to the front and side of the property completes the outdoor offering, creating excellent spaces for entertaining or relaxing. The driveway and garage provide off-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, sycamore wood breakfast bar and kitchen/utility room appliances will be included in the sale - oven, hob, extractor fan, dishwasher, tumble dryer and washing machine with the exception of the fridge/freezer.





PROPERTY FEATURES

- ❑ Four-bedroom detached
- ❑ Bright and spacious south and east-facing sitting room
- ❑ Dual-aspect dining kitchen opening to inner courtyard
- ❑ Utility with garden access
- ❑ Four double bedrooms
- ❑ Modern family bathroom and shower room
- ❑ Inner courtyard/south-facing balcony/secluded garden
- ❑ Driveway and garage
- ❑ Double glazing
- ❑ Solar energy
- ❑ Gas central heating
- ❑ EPC - E
- ❑ Council tax band - F
- ❑ Tenure - Freehold

HADDINGTON

Eighteen miles east of Edinburgh, The Royal Burgh of Haddington is a picturesque, 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 including pleasant walks and cycles. 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 Railway Hotel. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores. 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 and Letham Mains Primary Schools 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 and Longniddry railway stations, and there is easy access to Edinburgh by car and bus, as well as to the A1 and City Bypass.

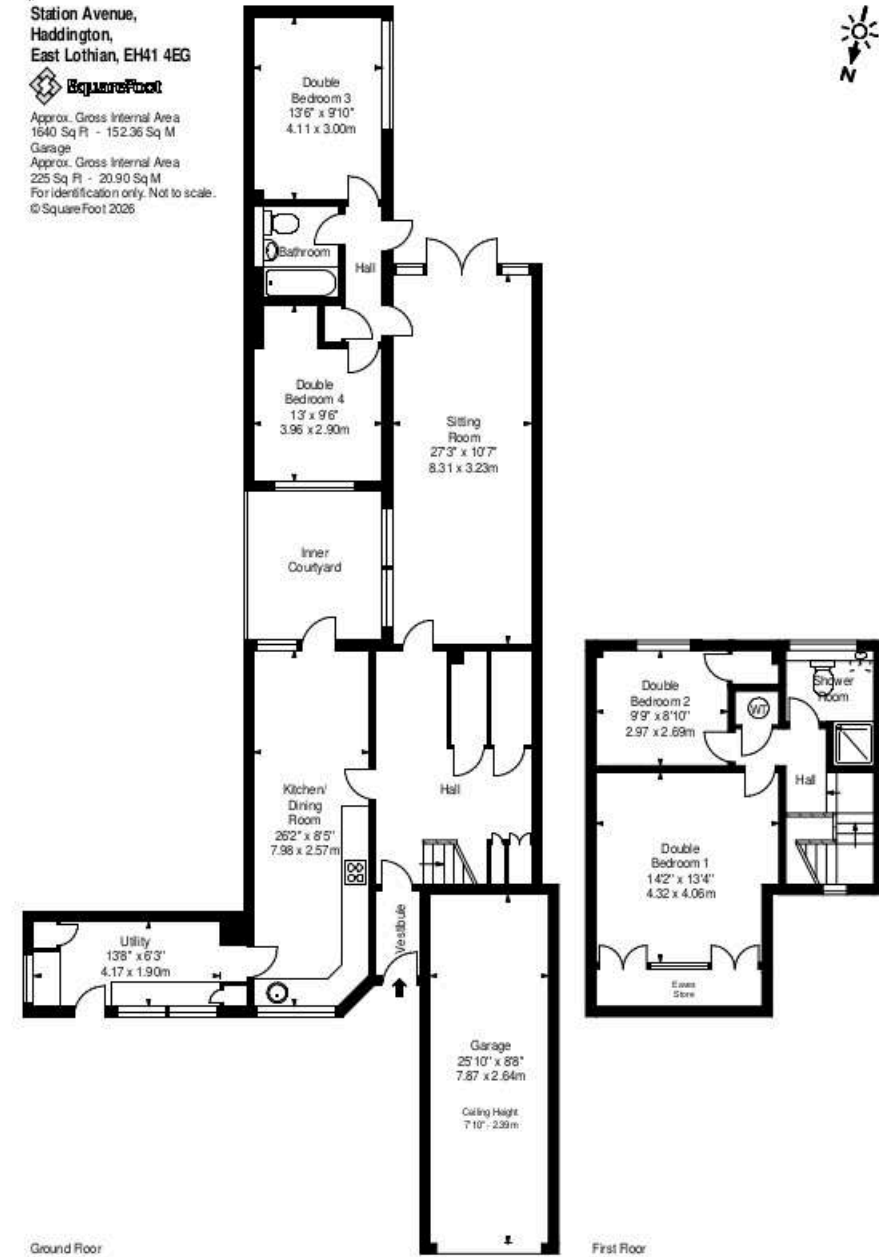




Station Avenue,
Haddington,
East Lothian, EH41 4EG



Approx. Gross Internal Area
1640 Sq Ft - 152.36 Sq M
Garage
Approx. Gross Internal Area
225 Sq Ft - 20.90 Sq M
For identification only. Not to scale.
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Please Note:

- 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.
- The Home Report and more information for this property is available from www.parissteele.com
- 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.
- 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.

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