


COULTERS<sup>®</sup>

# 13 HOPE PARK

HADDINGTON, EAST LoTHIAN, EH41 3AH

 2 BED

 2 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

Located in the popular market town of Haddington, 13 Hope Park is a charming, beautifully presented stone built terraced cottage, situated within easy walking distance of an excellent range of local amenities whilst also being within easy access of Edinburgh City Centre.

The property offers bright, well proportioned accommodation with an appealing layout and the additional benefit of delightful private garden rear with a versatile garden room, ideal for home working, and ample on-street parking.

## KEY FEATURES



Charming, well presented terraced house



Two spacious double bedrooms



Private enclosed rear garden with versatile garden room



On-street parking



Ideally located close to local amenities and transport links



Bright, well proportioned accommodation



EPC Rating - C



Council Tax Band - C



The accommodation, arranged over two floors, comprises of a welcoming hall with under stair storage; sitting room overlooking the front garden with a wood burning stove, open plan to a modern kitchen fitted with a good range of units and dining room with sliding doors opening to a paved terrace; and contemporary bathroom. A staircase leads to the first floor landing with two spacious double bedrooms and a shower room.

## EXTRAS

All fitted floor coverings, curtains, blinds, light fittings, gas hob, oven, dishwasher, fridge, freezer and washing machine are included in the sale.





## 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.

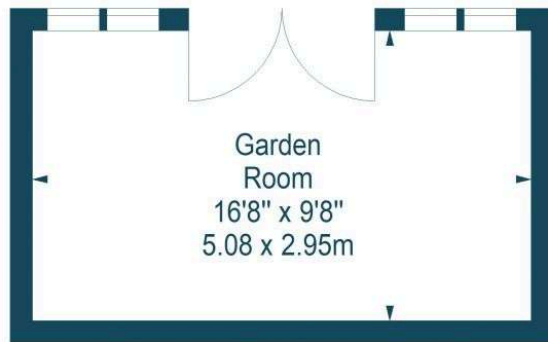
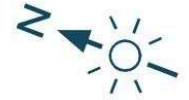
**HOME REPORT VALUATION: £330,000**



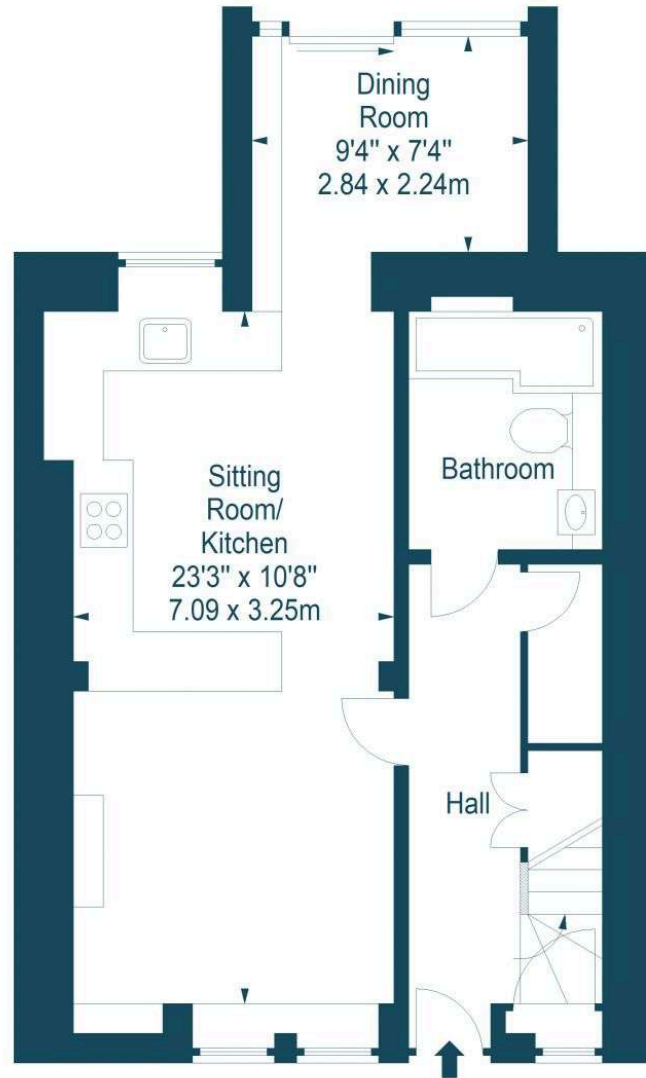
Hope Park,  
Haddington,  
East Lothian, EH41 3AH



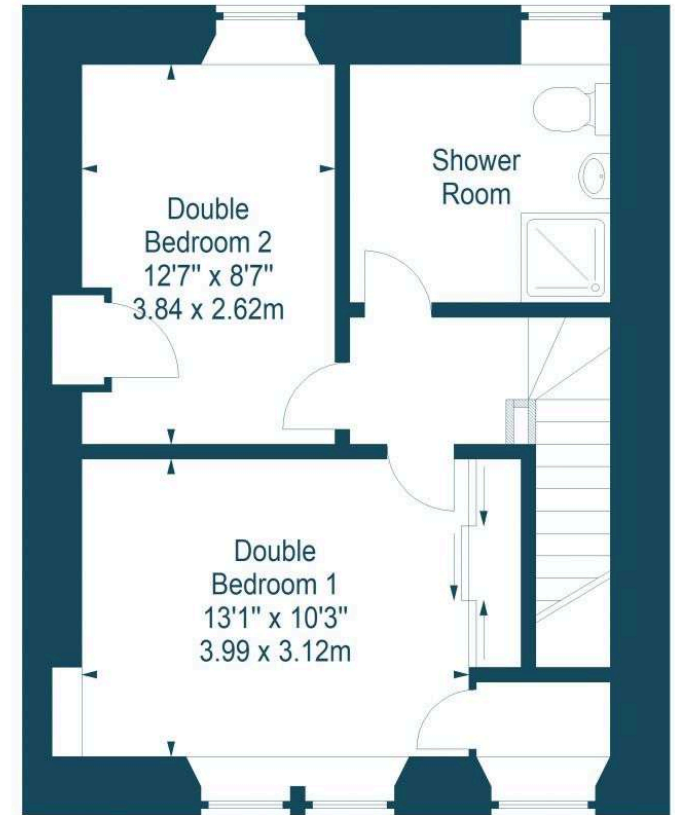
Approx. Gross Internal Area  
940 Sq Ft - 87.33 Sq M  
Garden Room  
Approx. Gross Internal Area  
163 Sq Ft - 15.14 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor



Ground Floor



First Floor

## GET IN TOUCH

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## 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.