



# 4A Church Street

Haddington, EH41 3EX



3



1



2



80sqm

EPC

C

**AS** Anderson  
Strathern

# 4A Church Street

Haddington, EH41 3EX

## Property features

4A Church Street is a bright and thoughtfully updated mid-terrace home, offering a generous three storey layout that combines character with modern finishes.

The ground floor opens into a welcoming entrance hall and excellent storage, creating a practical arrival space. Two well proportioned rooms on this level provide flexibility for a variety of lifestyles. One is currently arranged as a peaceful bedroom, while the other functions comfortably as a home office. A neatly finished WC completes the ground floor.

On the first floor, the living room enjoys plentiful natural light and attractive views across the surrounding rooftops. The adjoining kitchen is a standout feature, fitted with solid wood worktops, stainless steel cabinetry, and ample workspace. Contemporary styling, generous storage, and space for casual dining make it a highly functional cooking and entertaining area.

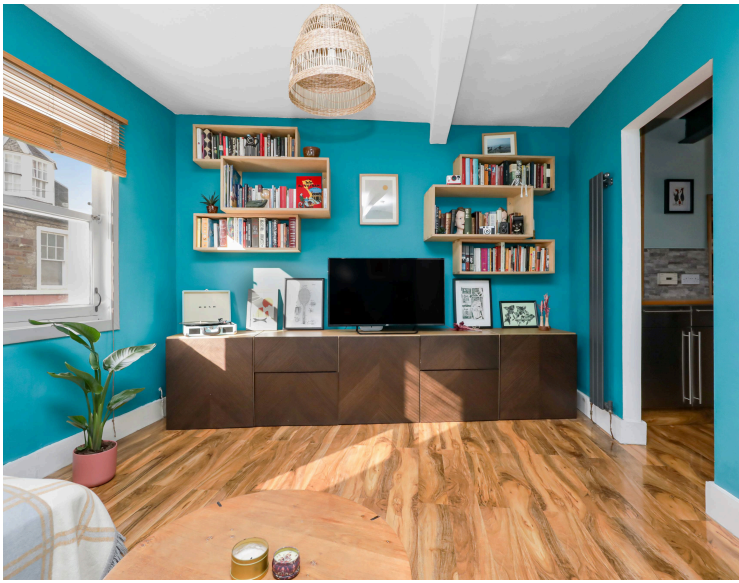
The top floor is dedicated to the principal bedroom, a bright and inviting space enhanced by a large Velux window. The adjacent bathroom is well presented with a modern white suite, mosaic tiling, and excellent natural light. This level offers a calm retreat, complemented by additional storage in the roof void.

Throughout the home, décor is thoughtful and contemporary, combining soft tones with feature walls and quality flooring. The property benefits from gas central heating, an external store, and appealing outlooks toward surrounding rooftops and green spaces.

This is an attractive and versatile home that will suit first time buyers, downsizers, and anyone seeking a property with character, flexibility, and well considered interiors.

- Flexible layout
- Master bedroom on own level
- Modern kitchen
- Modern bathroom
- Gas central heating
- Town-center location



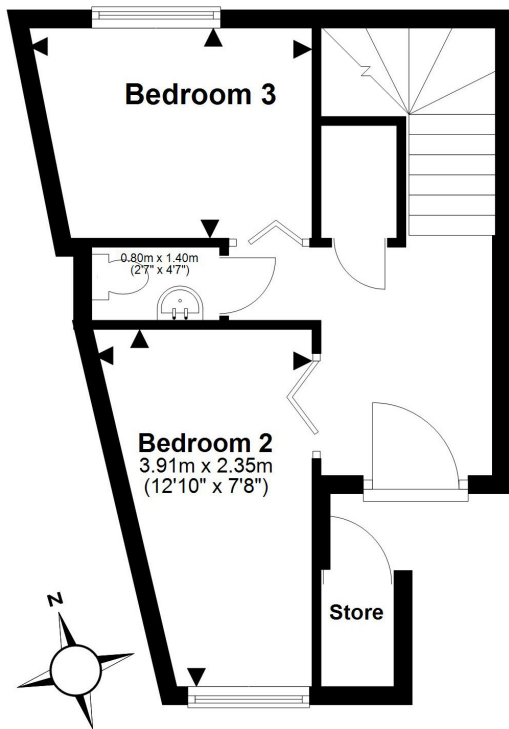




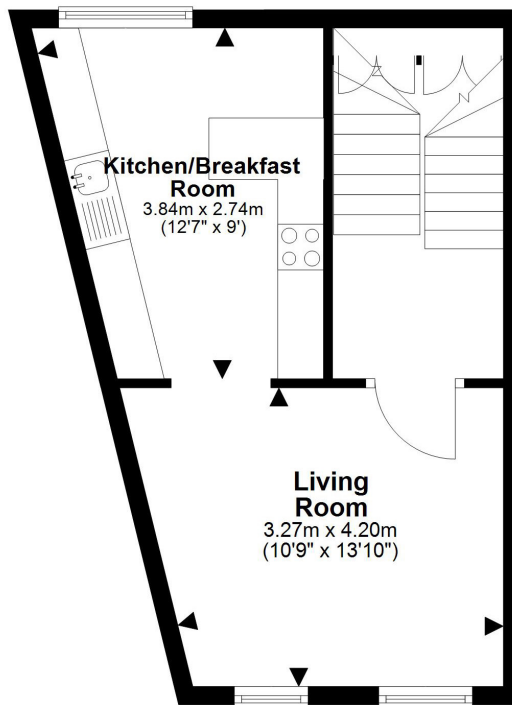
## Location

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 county's beautiful villages, excellent beaches and 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.

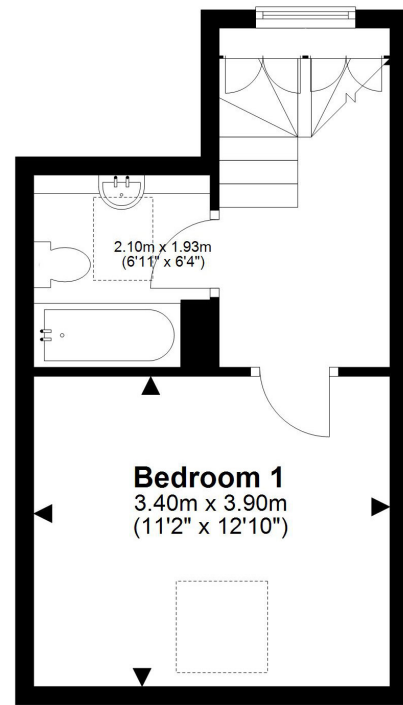




**Ground Floor**



**First Floor**



**Second Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

## 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. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band C

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto: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.



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