

FOR SALE



FLAT 7, GEORGE HOUSE

14 BROWN STREET, HADDINGTON, EAST LoTHIAN, EH41 3JH

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LAND AGENTS &
CHARTERED SURVEYORS



FLAT 7, GEORGE HOUSE

14 BROWN STREET, HADDINGTON,
EAST LOTHIAN, EH41 3JH

Dunbar 15 miles, Edinburgh 17 miles (Distances approx.)

A spacious two bedroom flat located in a prime position within the historic town of Haddington. This third floor property benefits from abundant sunlight and wonderful views along the entire length of the High Street whilst being quiet and private.

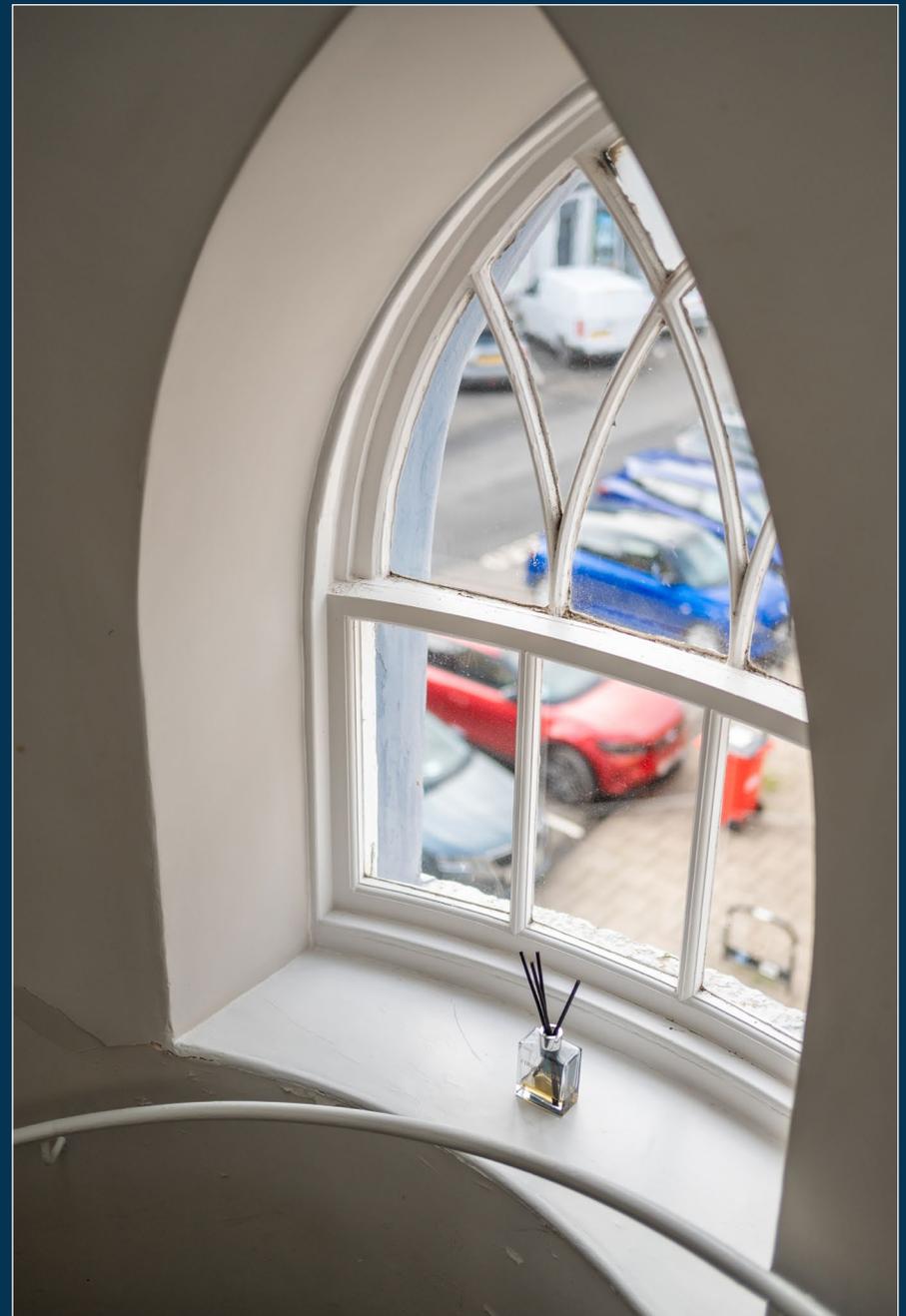
- Part of the iconic former George Hotel.
- Spacious open plan kitchen/dining room/living room.
 - Extremely well presented.
- Excellent first time property or buy to let investment.
 - No chain.

Freehold.
Council Tax Band: C
EPC Band: C

OFFERS OVER £200,000

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DESCRIPTION

Flat 7 George House is a delightful and sunlit two-bedroom third-floor flat conveniently positioned just off the High Street, offering a unique retreat within the town centre. The flat is housed in the iconic former George Hotel, which was transformed into modern flats in 2018. The property is accessed via a secure common entrance with spacious and elegantly curved staircase, this flat is one of only three units in the stairwell, ensuring a sense of community and privacy. The interior has been beautifully designed with tasteful neutral tones and high quality, contemporary fixtures and fittings. The property also benefits from a communal area of garden to the rear.

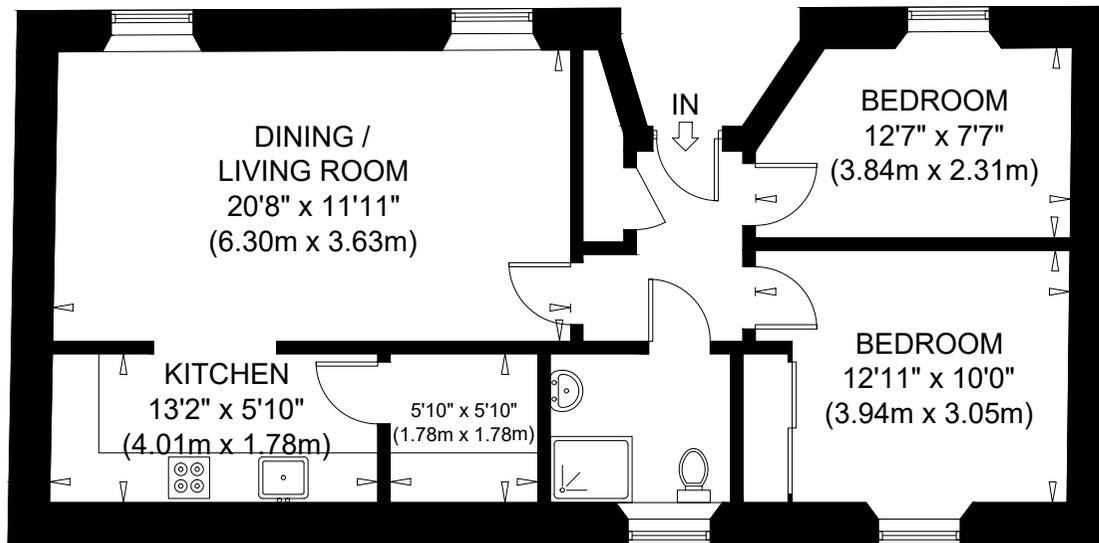
This charming flat presents an ideal opportunity for comfortable and affordable living, an excellent first time property or buy to let investment.

ACCOMMODATION

Entrance hall with built-in storage cupboard; Open-plan kitchen/living/dining room with modern wall and floor units, integrated fridge, cooker, hob and dishwasher, ample space for dining table, windows overlooking the high street; useful utility room, stylishly appointed shower room; double bedroom with built in wardrobe; single bedroom.







THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 65.6 SQ M / 706 SQ FT

GEORGE APARTMENTS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 65.6 SQ M / 706 SQ FT
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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LOCATION

The historic market town of Haddington is situated in the heart of East Lothian on the banks of the River Tyne approximately 14 miles east of Edinburgh and is short distance from the beautiful beaches on the coast, the countryside and the A1 for easy commuting. Haddington offers a wide range of independent shops, bars, and cafes as well as fantastic educational facilities for all ages and a gym and swimming pool within the town centre.

DIRECTIONS

Please use the postcode EH41 3JH. The property is entered via ground floor door number 14, please use the telephone entry system demarked flat 7 for access.

FIXTURES & FITTINGS

The carpets and all other floor coverings will be included in the sale.

HOME REPORT AND EPC

Copies of the Single Survey are available upon request from the Selling Agents.

SERVICES

Gas central heating system
 Mains water and drainage system.
 Single glazed windows.

THE GEORGE COURT OWNERS ASSOCIATION

The buyer will agree to enter into the George Court Owners Association and will be responsible for an equitable share of the cost of common property maintenance and repair costs. We are advised by the current owners that the most recent quarterly charge in respect of insurance, cleaning, utilities and factor management fees was in the sum of £370. Further details available from the Selling Agents.

SOLE SELLING AGENT

FBRSeed, Rose Lane, Kelso, TD5 7AP. Tel: 01573 224381.

VIEWING

Is highly recommended and strictly by appointment with the Selling Agents.

AUTHORITIES OFFERS

East Lothian Council John Muir House, Brewery Park
Haddington East Lothian EH41 3HA Tel: 01620 827827.

RIGHTS & EASEMENTS

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not.

There are several title burdens, for example, restrictions on the keeping of a maximum of two pets and no mounting of tv aerials to external walls - full details are included within the Title Sheet for the property (copies available by request from the Selling Agents). The Purchasers will be held to have satisfied themselves on all such matters.

TENURE

Freehold.

METHOD OF SALE

The property is offered for sale with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents. If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

DATE OF ENTRY

By mutual agreement.

GUIDE TO INTERESTED PARTIES

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in March 2026.

HEALTH & SAFETY

For your own personal safety please be aware of potential hazards within the property when viewing.

IMPORTANT NOTICE

FBRSeed, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBRSeed have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.





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HADDINGTON. 01620 82 4000

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