



# 5 CLERKINGTON WALK

Haddington, East Lothian, EH41 4EN



1

Public Room



2

Bedrooms



1

Bathroom



## 5 CLERKINGTON WALK

5 Clerkington Walk is a spacious ground-floor flat, set in the charming market town of Haddington, within easy commuting distance of Edinburgh. This inviting home is bright and well-proportioned throughout, offering a generous reception room with a large south-facing window for ample natural daylight, a galley-style breakfasting kitchen with integrated appliances, modern splashbacks, handy worktops and direct garden access, and a sleek shower room with contemporary fittings. The property also benefits from excellent built-in storage, a sunny principal bedroom, and a second double bedroom, creating a flexible layout suited to a range of lifestyles.

Outside, the home enjoys private gardens with access to a private garage, providing both outdoor space and secure parking. Additional highlights include gas central heating, double-glazed windows, and a private main-door entrance. Ideally positioned close to local amenities, schools, and transport links, with easy access to the surrounding countryside and the beautiful coastline of East Lothian, this appealing property offers a superb balance of comfort, convenience, and connectivity—perfect for commuters, first-time buyers, couples, and downsizers alike.









EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**01620 893 481**

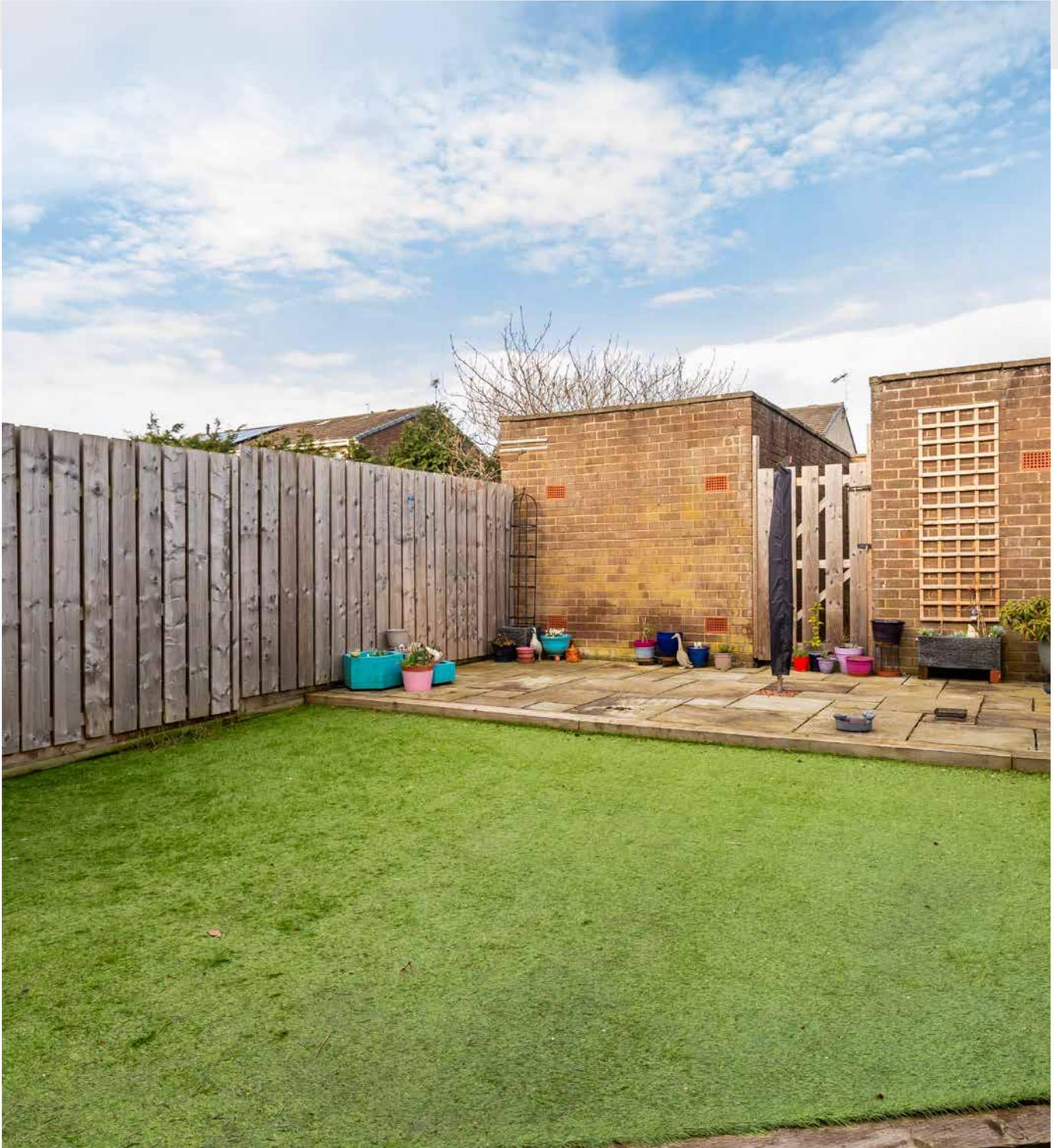
## Features

- Spacious ground-floor flat
- Part of a four-block development
- Situated in the market town of Haddington
- Private main-door entrance
- Entrance hall with built-in storage
- Sunny and spacious living/dining room
- Modern breakfasting kitchen with garden access
- South-facing main bedroom
- Versatile second double bedroom
- Shower room with a heated towel rail
- Private gardens front and rear
- Private garage parking



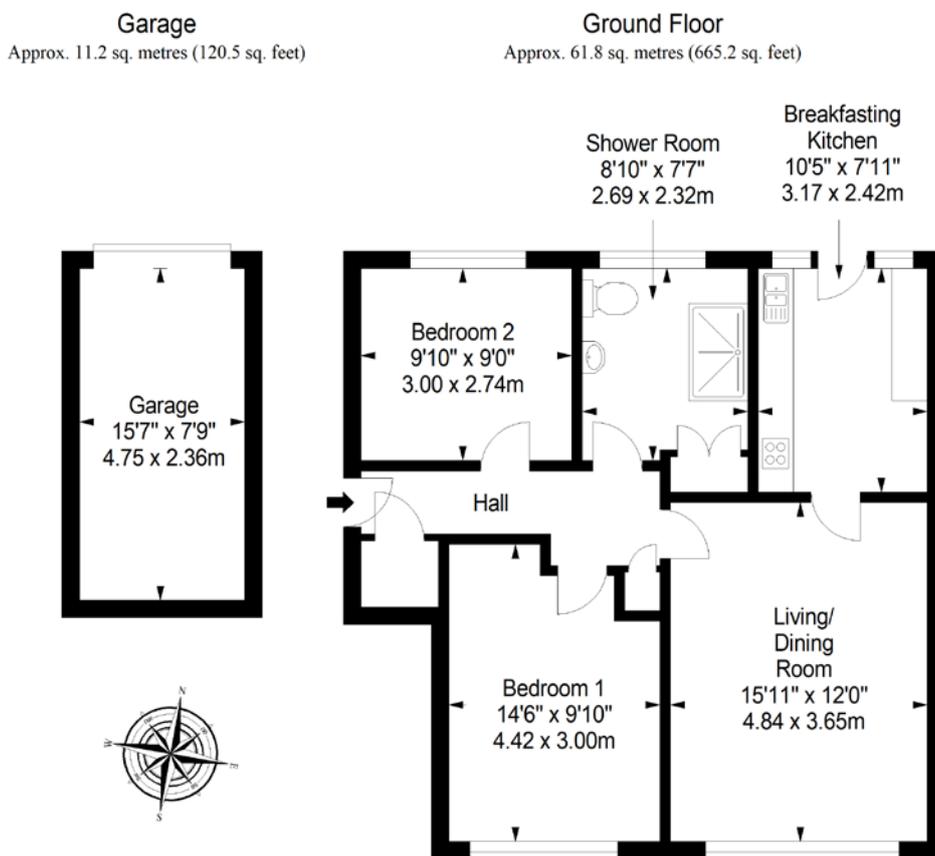


Extras: All fitted floor coverings, some window coverings, light fittings, and integrated appliances, as well as, if required, the large fridge freezer in the kitchen and washing machine are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



# HADDINGTON, EAST LOTHIAN

The Royal Burgh of Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town. East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Haddington offers a range of state and independent schools for early years, primary, and secondary education. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.



Total area: approx. 61.8 sq. metres (665.2 sq. feet)

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