



**36 Knox Court**  
HADDINGTON, EH41 4EB

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Situated on the second floor of the beautifully renovated former school building, The Knox Institute, this appealing one-bedroom retirement apartment offers a safe, comfortable lifestyle within easy reach of Haddington town centre.

Boasting a soft neutral palette and wood-inspired flooring, the entrance hallway with useful built-in storage leads through to a bright and spacious sitting room. Bathed in natural light from triple windows, the room features a warm décor and plush carpeting, creating a relaxed and inviting atmosphere.

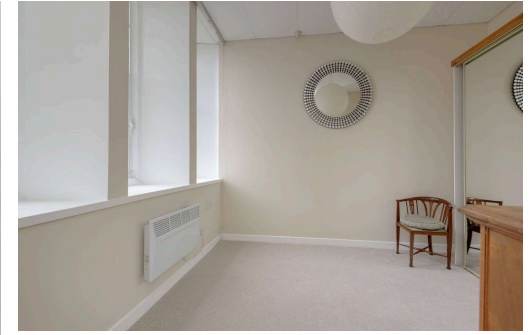
The generously sized kitchen offers ample worktop and cupboard space, along with room for freestanding appliances, presenting an excellent opportunity for modernisation to suit individual tastes. A light-filled double bedroom provides a peaceful retreat, complete with carpeting and built-in wardrobes, while a contemporary shower room completes the accommodation.

Residents have access to a lift, emergency pull cords, a secure entry system, parking and shared landscaped grounds. In addition, there is guest accommodation, laundry facilities and a sunny communal conservatory.

Additional information: Occupants must be 55+ years. The property is factored by Trinity Factors. The factor fee, which includes common buildings insurance, is approximately £300 per quarter (this should be confirmed with the agent). Exit Fee - Upon the sale of the property, the proprietor shall pay 0.25% of the sale price for each year of their occupation up to a maximum of 5%.

## FIXTURES & FITTINGS

All fitted floor coverings and light fixtures will be included in the sale.



## PROPERTY FEATURES

- One-bedroom retirement flat
- Light-filled sitting room
- Good-sized kitchen
- One double bedroom
- Shower room
- Electric heating
- Single glazing
- Lift access
- Residents' parking
- Shared landscaped grounds
- EPC - F
- Council tax band - B
- B-Listed and Conservation Area
- Factor Fee - £300 per quarter

## 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 Gullanethere 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 Green. 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.

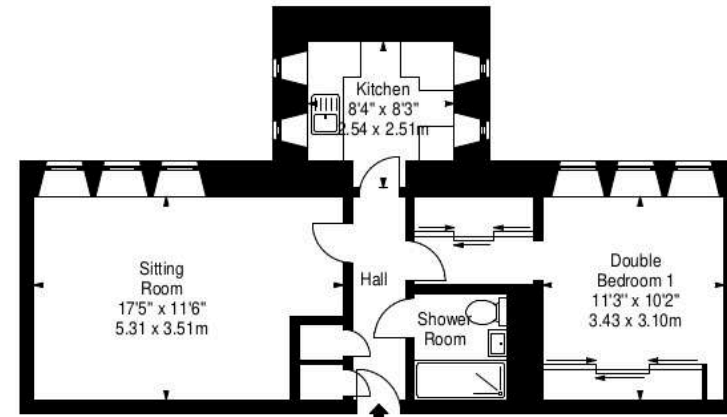
Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass



**Knox Court,  
Knox Place,  
Haddington,  
East Lothian, EH41 4EB**



Approx. Gross Internal Area  
521 Sq Ft - 48.40 Sq M  
For identification only. Not to scale.  
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Second Floor

## PARIS STEELE

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**Please Note:**

1. 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.
2. The Home Report and more information for this property is available from [www.parissteele.com](http://www.parissteele.com)
3. 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](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. 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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