



8 GEORGE HOUSE

75 Hardgate, Haddington, EH41 3JN



1

Public Room



1

Bedrooms



1

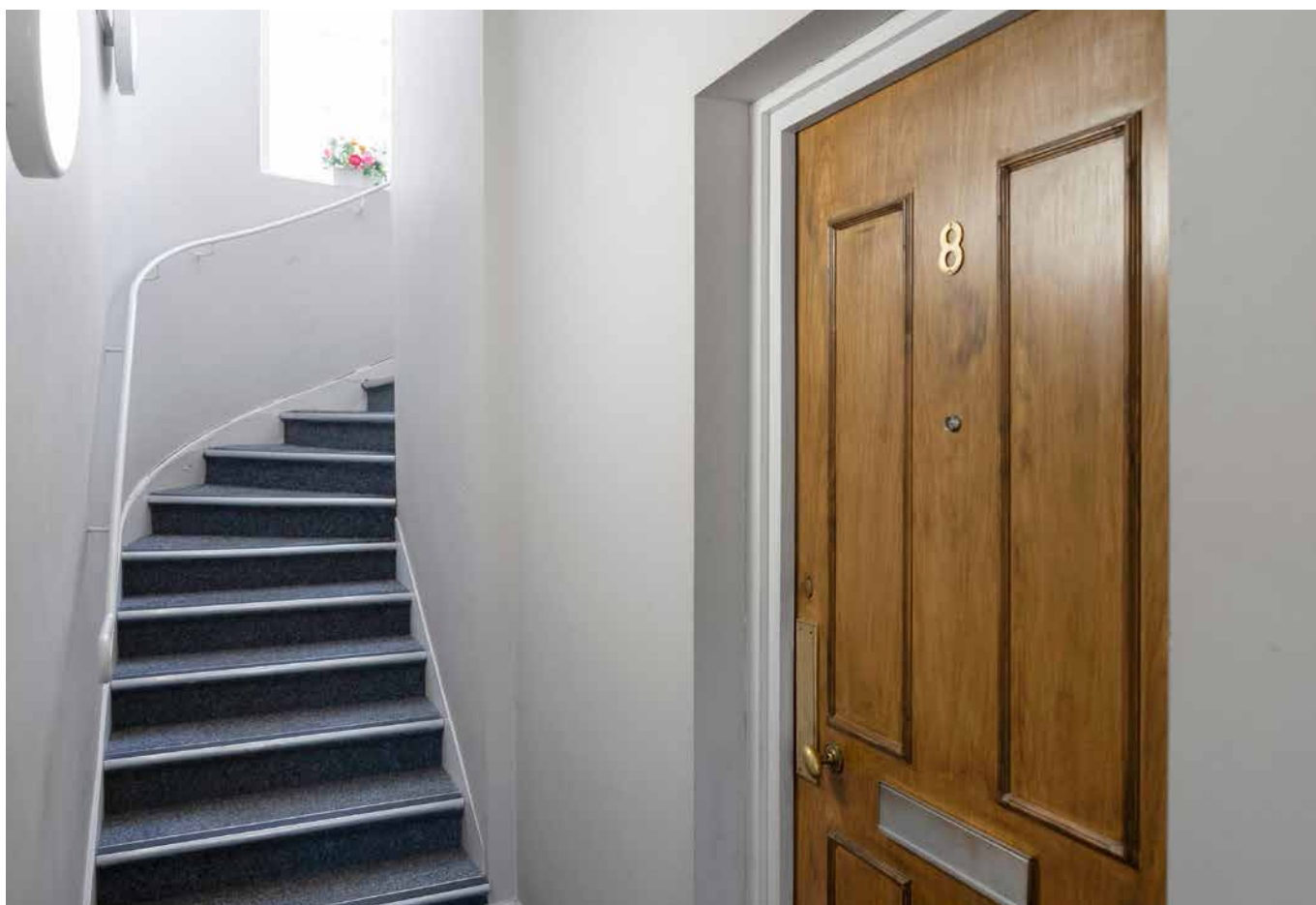
Bathroom

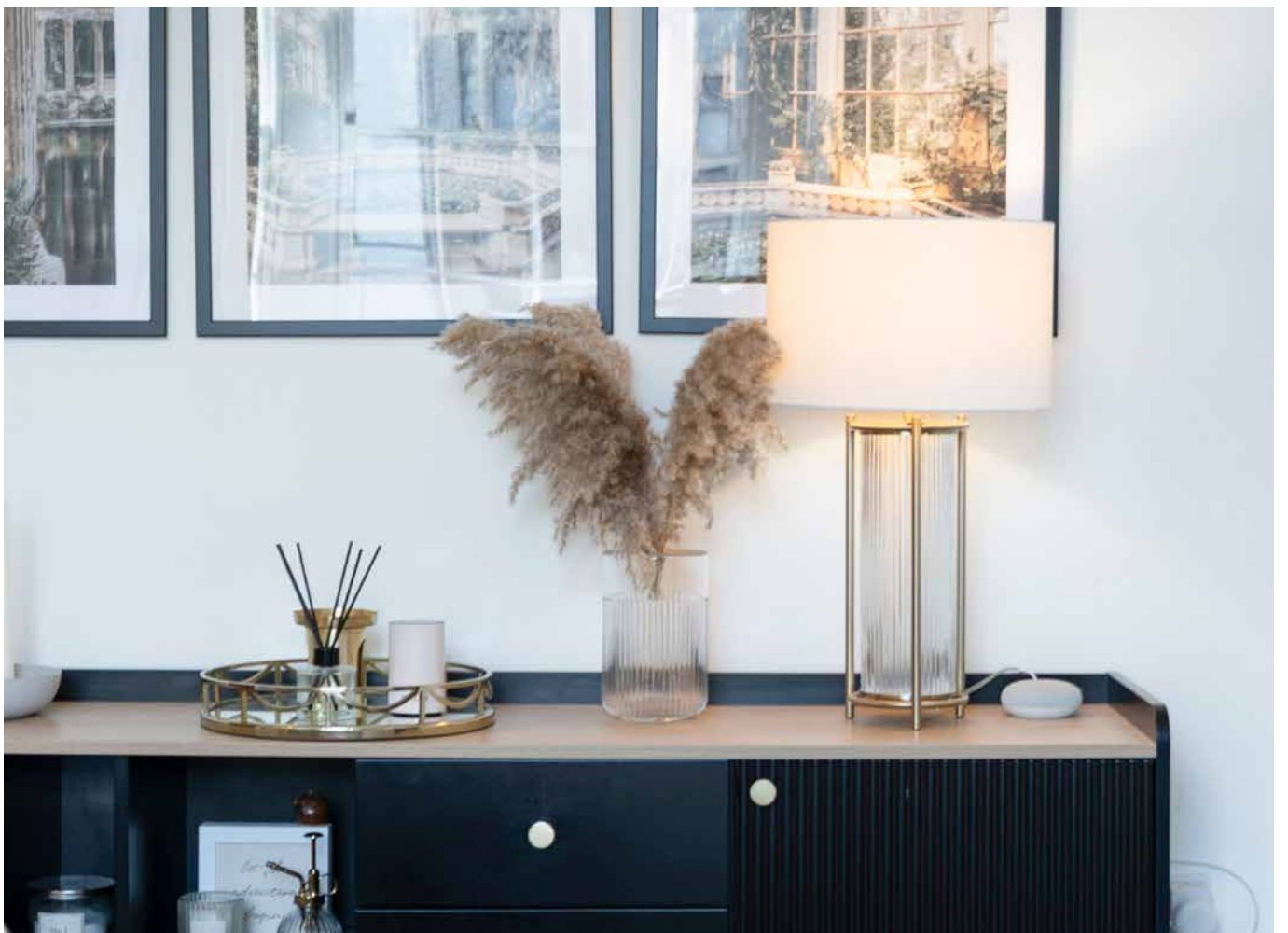


8 GEORGE HOUSE

Welcome to a stylish one-bedroom raised ground-floor flat that forms part of an eye-catching traditional building. This home offers couples, first-time buyers, and commuting professionals a superb base for exploring the spectacular East Lothian countryside and coast, while being just a 30-minute drive from Edinburgh city centre. Inside, the property is finished to an exceptional standard, boasting a sophisticated open-plan reception area with a contemporary kitchen and a unique curvature of sash-and-case windows. The bedroom is equally charming and the shower room has a highly fashionable design too.

Situated in the heart of Haddington within the conservation area, the home offers easy access to all the market town offers. The High Street is just a brief stroll away, placing excellent amenities and everyday essentials at your ease and disposal. Convenience stores and a Tesco Superstore are within walking distance too, along with public parks and tranquil riverside walks. Furthermore, nursery, primary, and secondary schools are also close by and readily accessible on foot. Regular bus links are a short walk away as well, for easy travel across East Lothian and beyond.







EPC
RATING



COUNCIL
TAX BAND

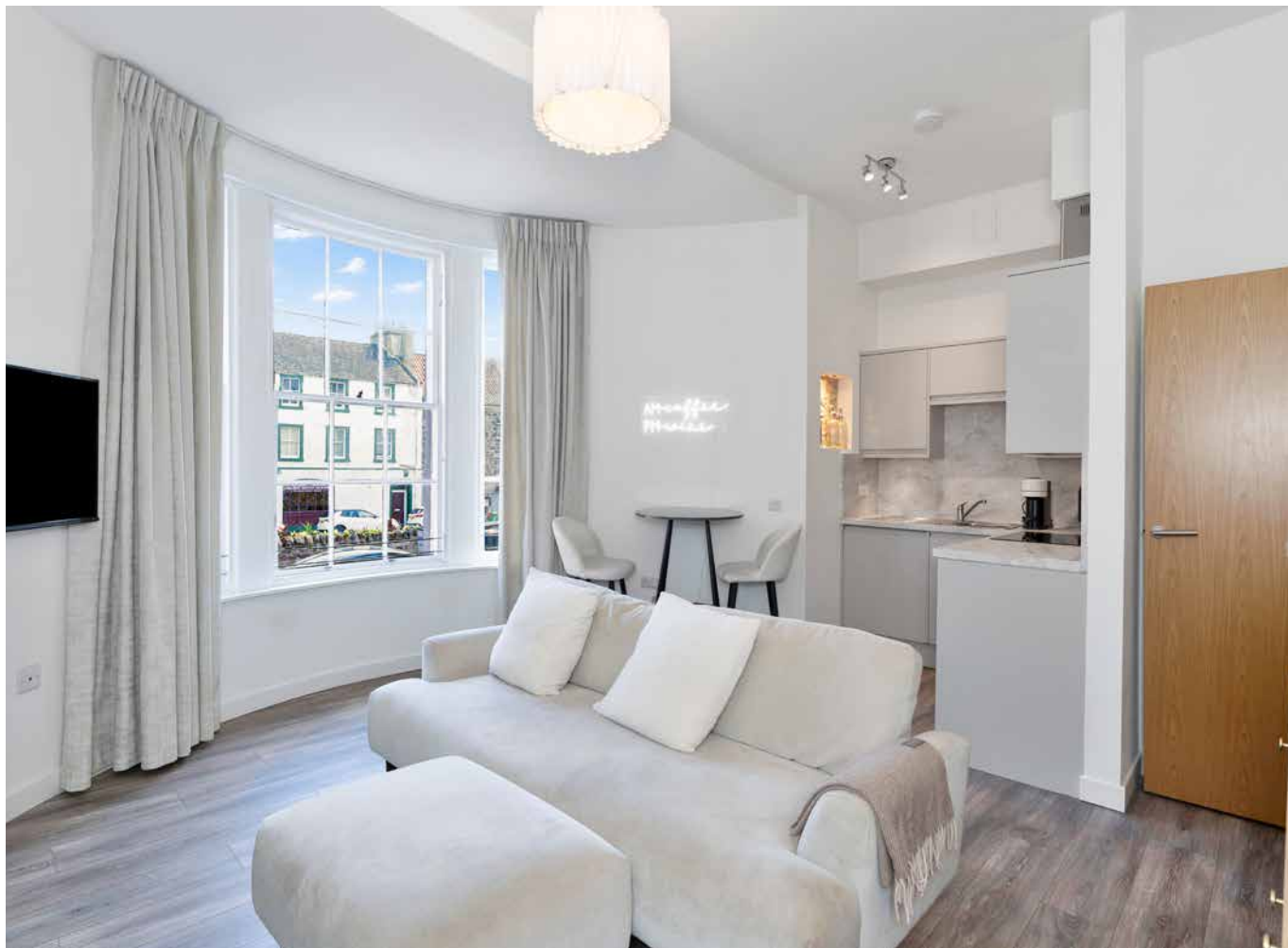
VIEWING

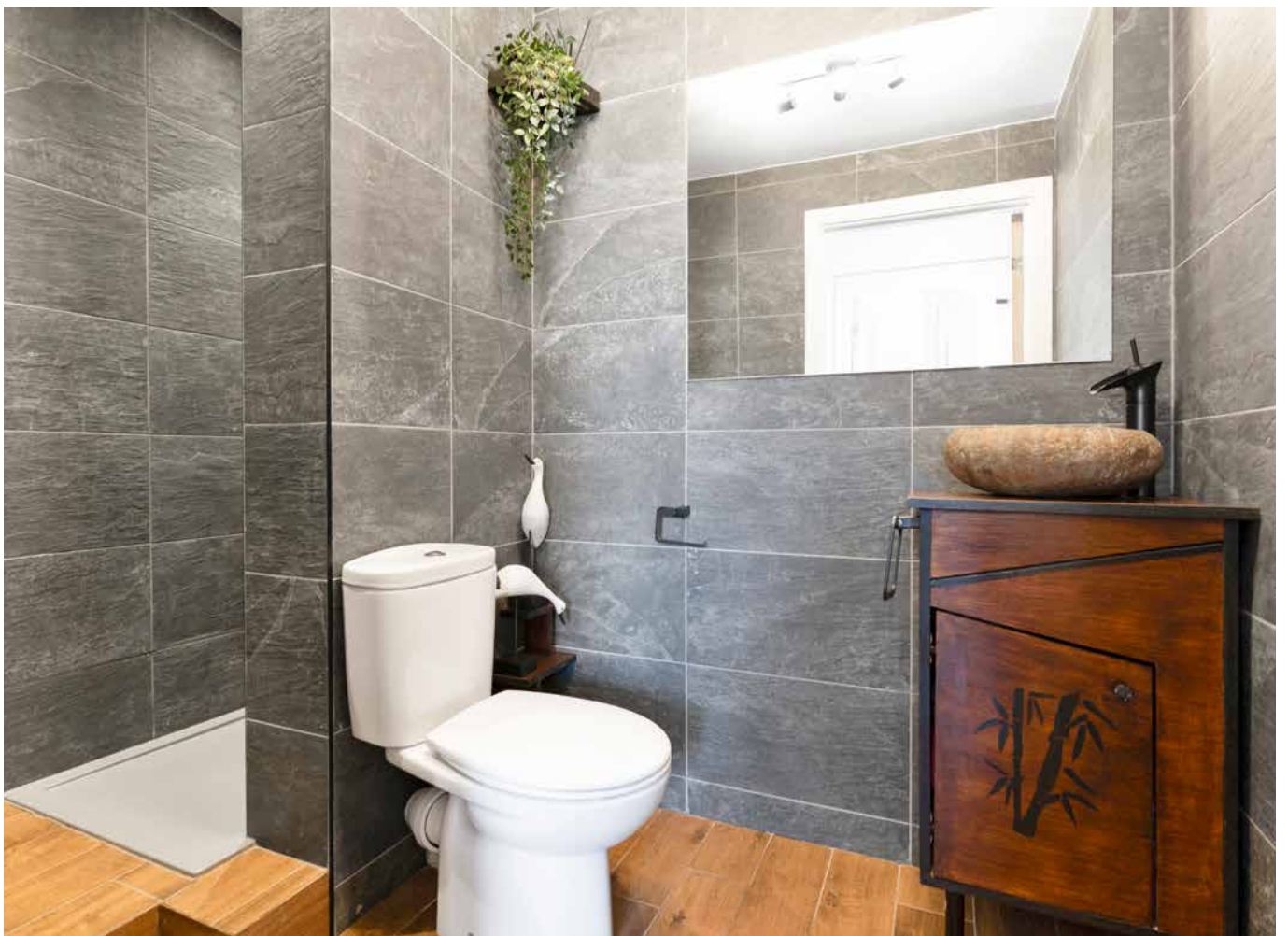
By appointment only
with Gilson Gray on
0131 516 5366

Features

- An exceptional raised ground floor flat
- Part of a beautiful traditional building
- In the Haddington conservation area
- Attractive interior design throughout
- Secure telephone-entry system
- Welcoming entrance hall with storage
- Stylish open-plan kitchen/living/dining room
- One bedroom with a west-facing aspect
- High-specification three-piece shower room
- On-street parking

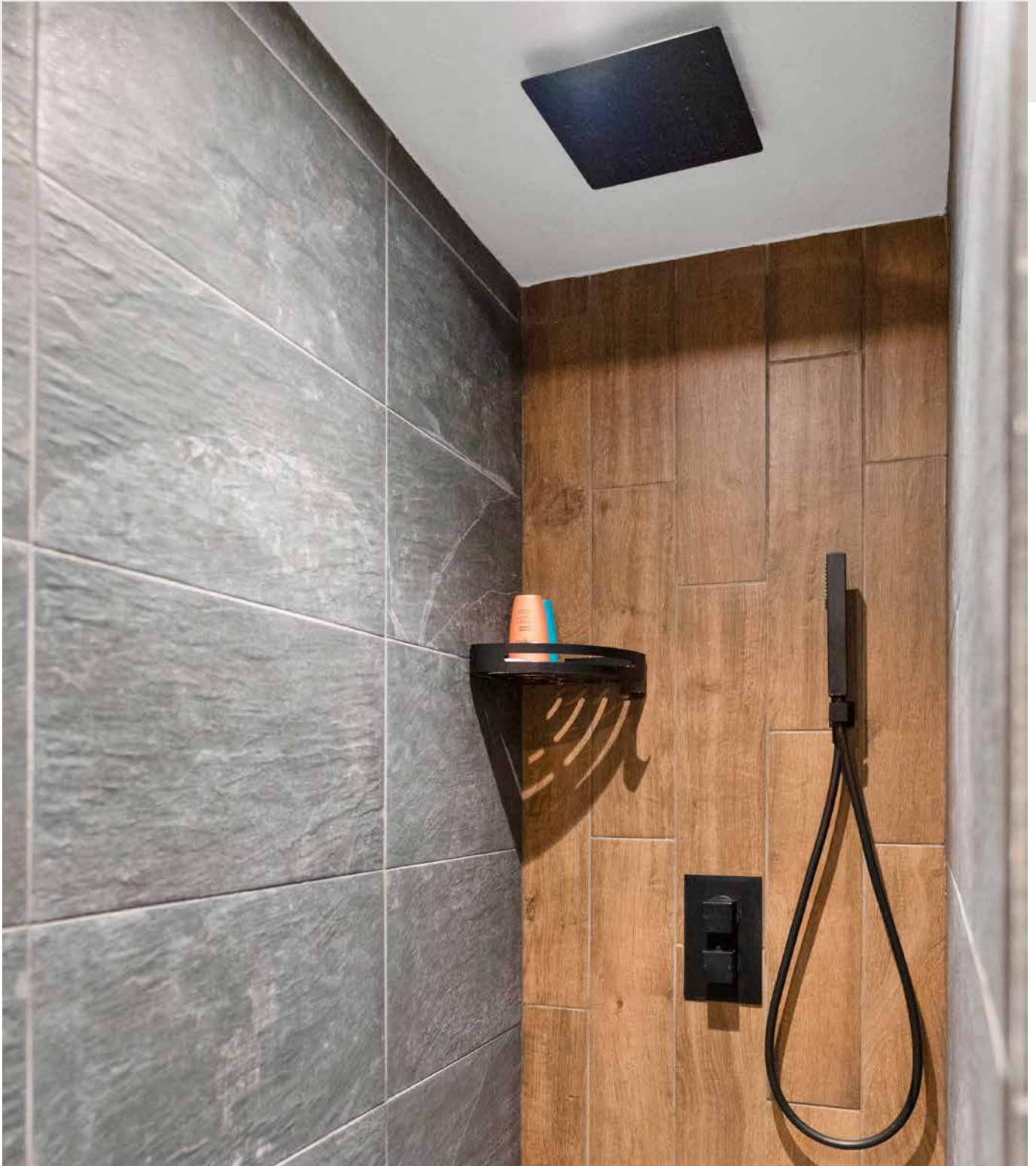






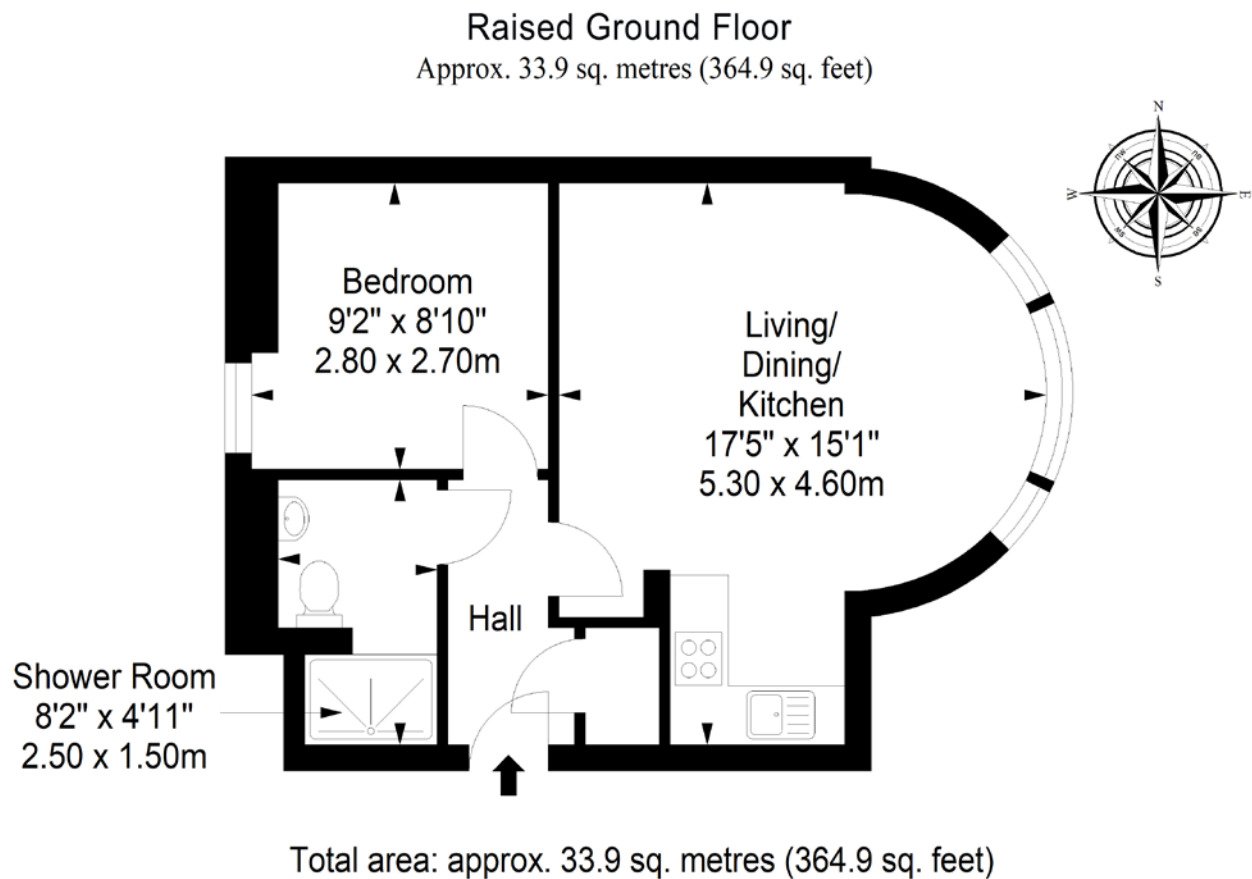


Extras: integrated kitchen appliances to be included. Please note, the living room curtains will not be part of the sale. Also, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold 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.



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