



17 Church Street  
HADDINGTON, EH41 3EX

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

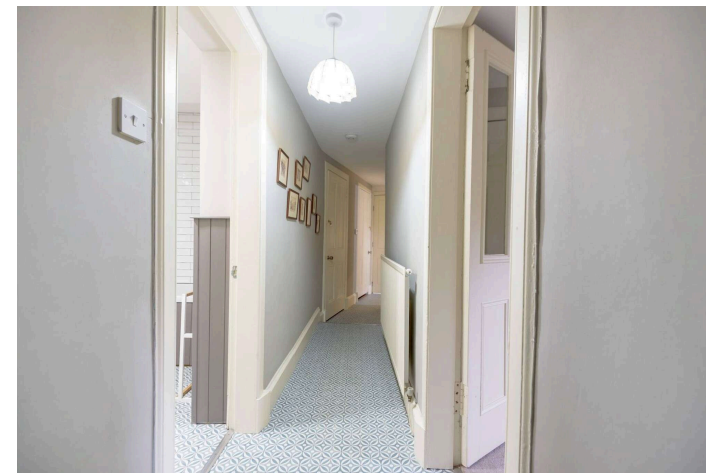
Immaculately presented, this two-bedroom traditional ground floor Haddington property has been beautifully renovated and combines period charm with contemporary finishes to create an impressive home. From the welcoming entrance vestibule you enter an elegant sitting room. Generously proportioned and enjoying an abundance of natural light along with a refined decor, it exudes an ambience of warmth and relaxed sophistication.

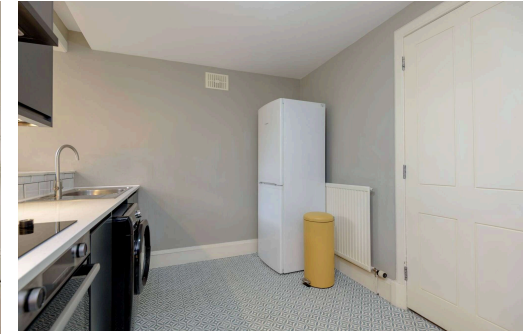
Returning to the vestibule and hallway, and the sleek contemporary kitchen boasts handleless slate grey wall and floor cabinetry complemented by illuminated polished white worktops and a metro-tiled splashback. High-spec integrated appliances include an extractor

hood, hob, and oven. With a serene colour palette and mosaic effect flooring it is stylish and practical. Each of the carpeted two double bedrooms enjoys an east-facing orientation, with one benefitting from built-in storage. Rounding off the internal layout is a well-appointed bathroom showcasing a bath with wall-mounted shower, WC, and washbasin set against polished metro tiling and wood panelling. Externally, there is ample on-street parking.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven, hob, extractor hood, dishwasher, washing machine, and standalone fridge-freezer will be included in the sale. Any furniture required can be included.





## PROPERTY FEATURES

- ❑ Two-bedroom traditional ground floor apartment
- ❑ Elegant and light filled sitting room
- ❑ Sleek contemporary kitchen
- ❑ Two double bedrooms
- ❑ Modern bathroom
- ❑ On-street parking
- ❑ Gas central heating
- ❑ Single and Double glazing
- ❑ EPC - D
- ❑ Council tax band - C
- ❑ Tenure - Freehold

## 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 Gullane there 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.

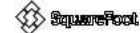
Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

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.

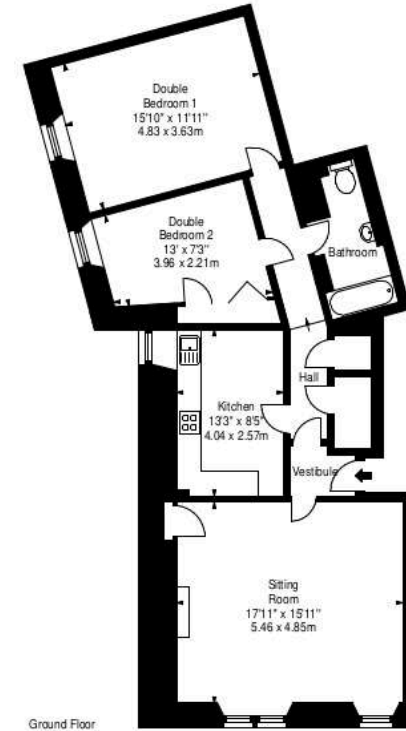




Church Street,  
Haddington,  
East Lothian, EH41 3EX



Approx. Gross Internal Area  
950 Sq Ft - 88.26 Sq M  
For identification only. Not to scale.  
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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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