



44C HIGH STREET

Haddington, East Lothian, EH41 3EE



1

Public Room



2

Bedrooms



1

Bathroom

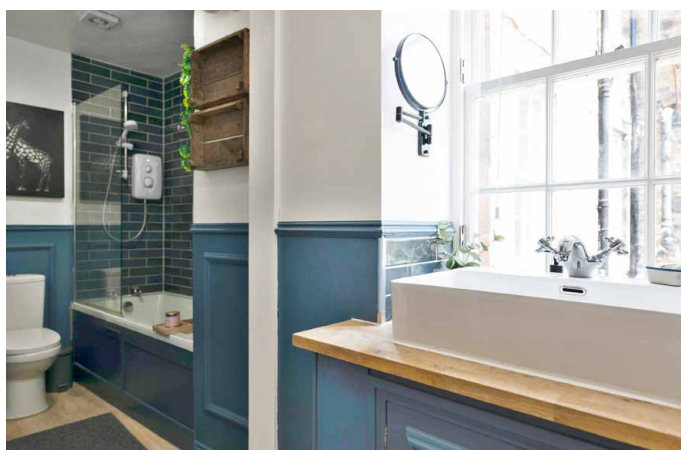
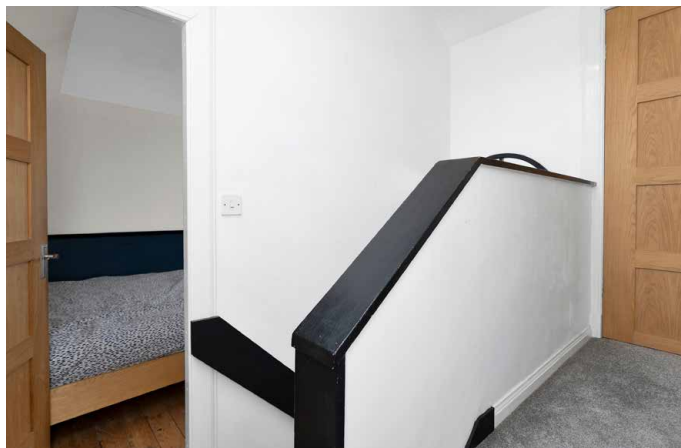


44C HIGH STREET

Enjoying a desirable town-centre location within Haddington's historic conservation area, this charming two-bedroom flat is set over the first and second floors of a listed Georgian building, with on-street parking, delightful shopping, and riverside walks all close by. The beautifully styled home boasts two spacious double bedrooms, a bathroom with a bath and overhead shower, generous eaves storage, and a connected living room and kitchen, both filled with natural light.







EPC
RATING



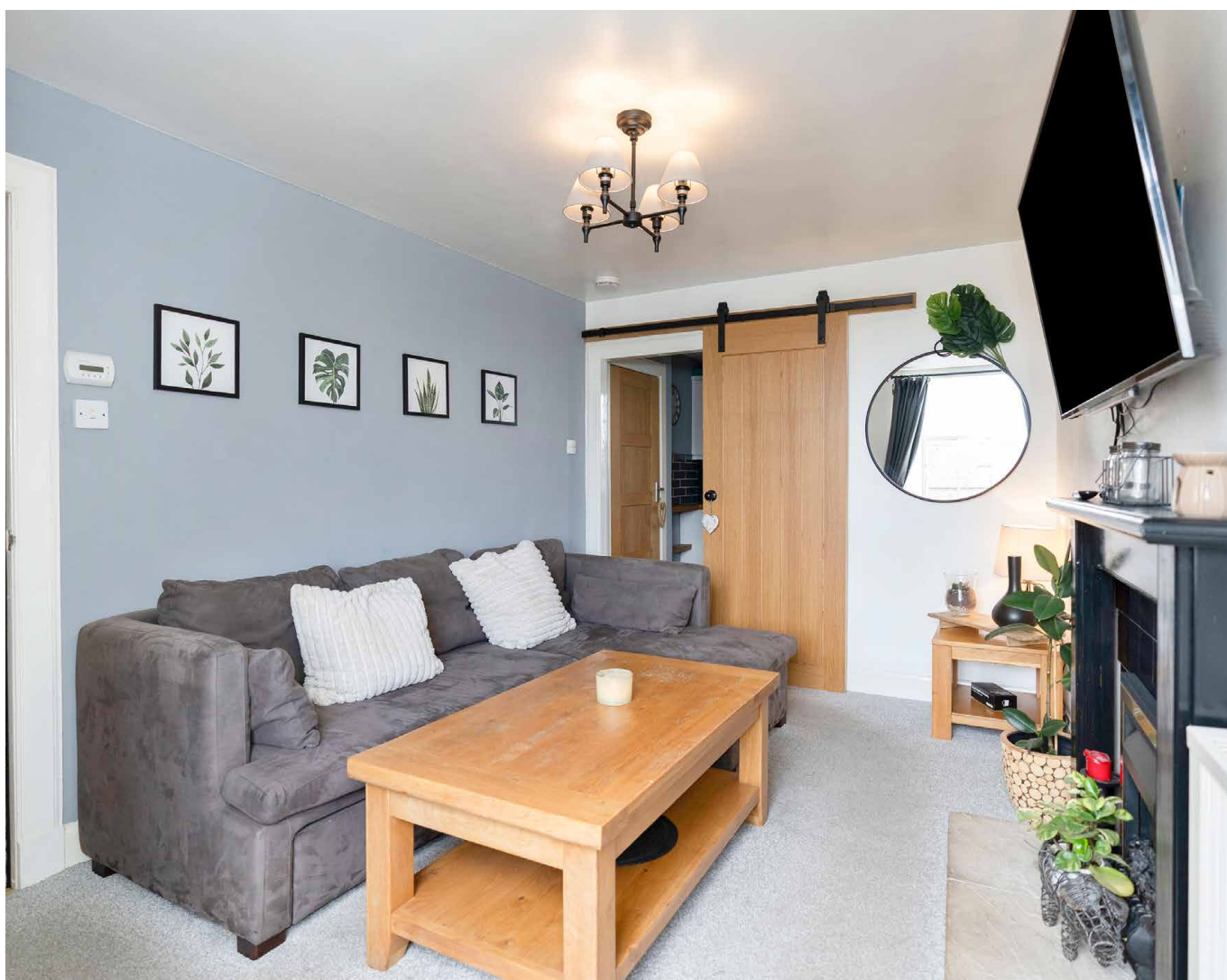
COUNCIL
TAX BAND

VIEWING

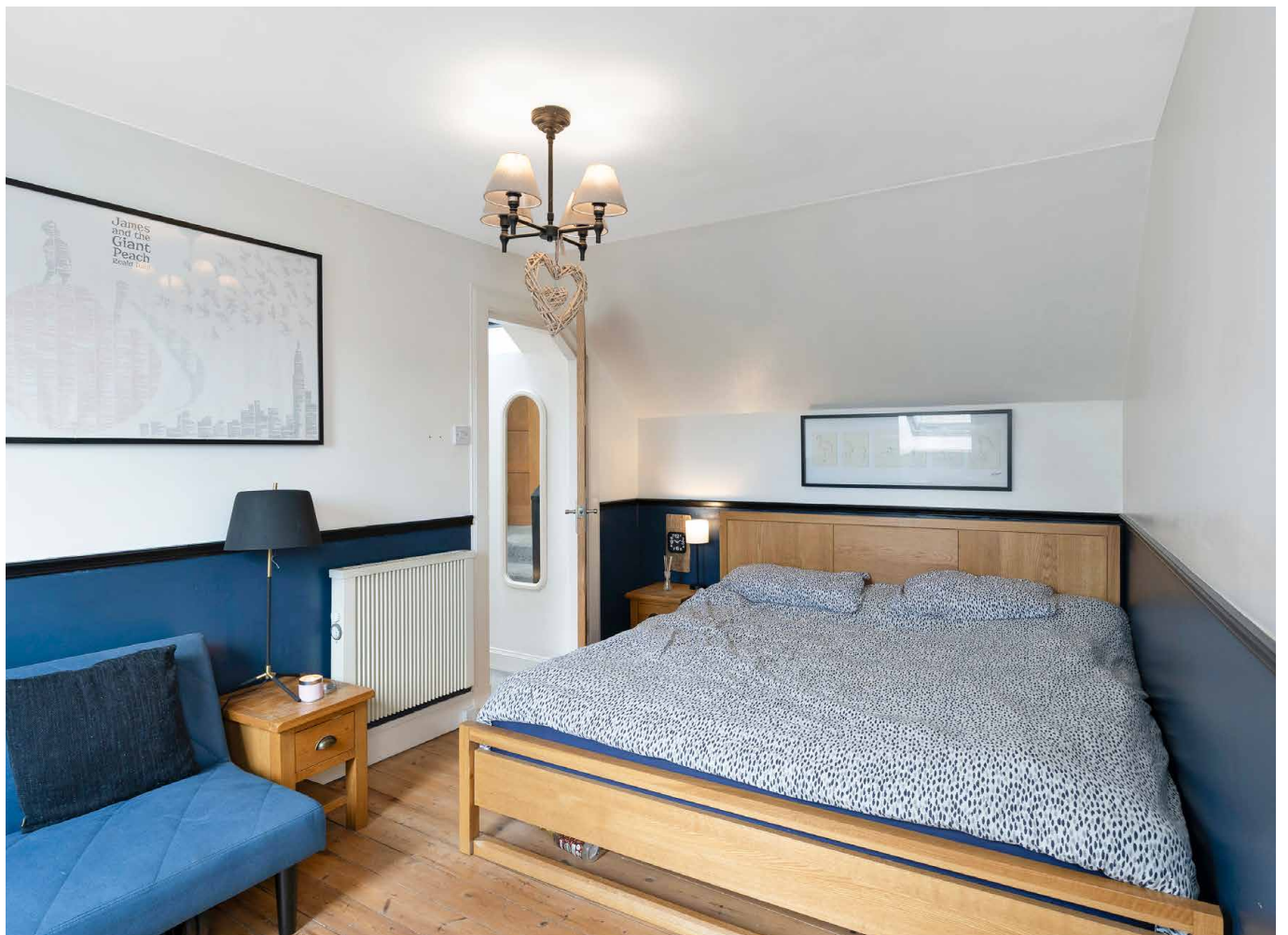
By appointment only
with Gilson Gray on
01620 893 481

Features

- Town-centre setting within Haddington Conservation Area
- Charming duplex flat within a C-listed Georgian building
- Communal stairs with secure entry
- Inviting entrance hall
- Living room with focal fireplace and window seat
- Attractive Shaker-style kitchen connected to the living room
- Two upper-level double bedrooms and generous eaves storage
- Tasteful, classically styled bathroom with shower-over-bath
- On-street parking
- Riverside walks, coast, and countryside all within easy reach

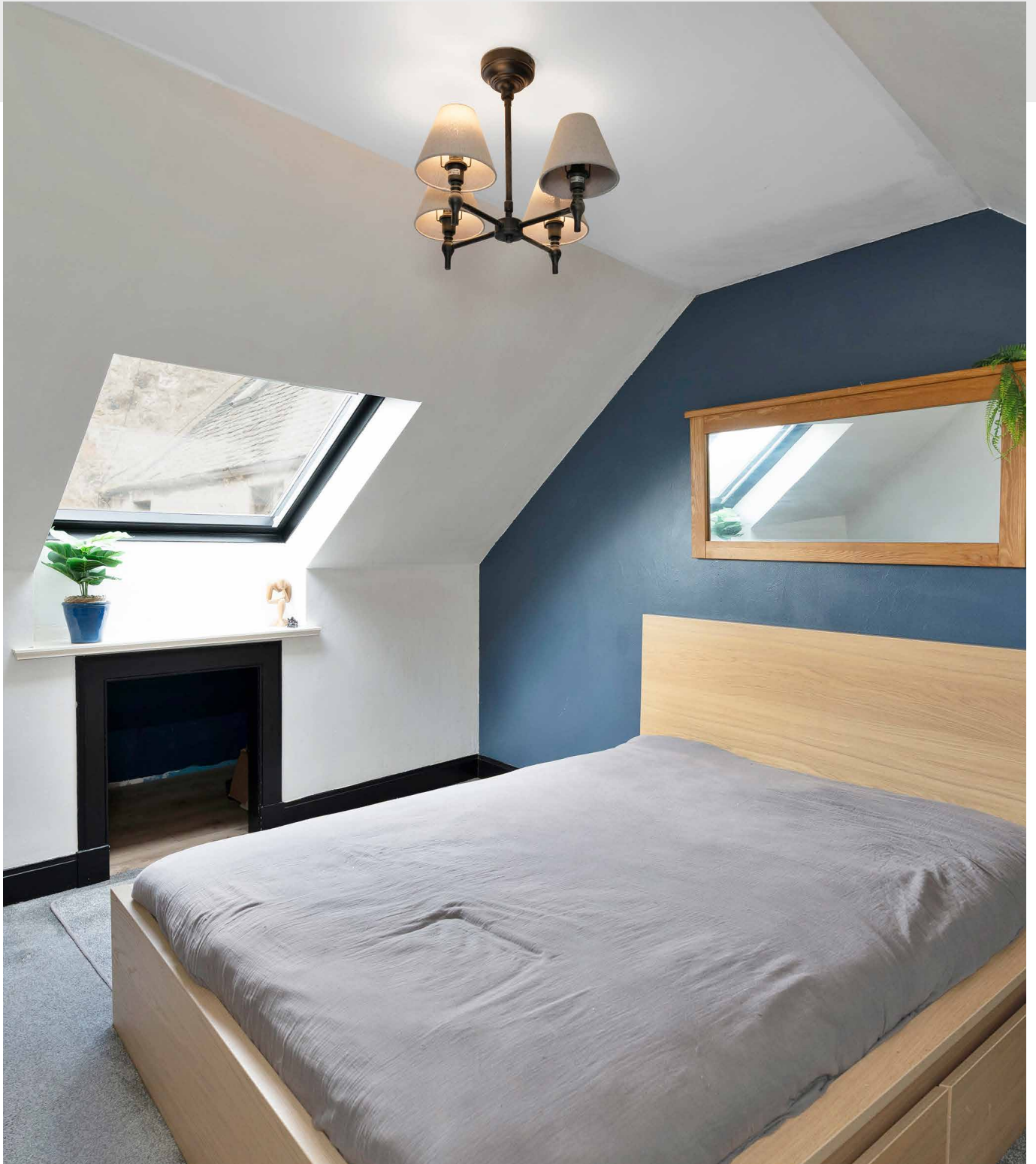






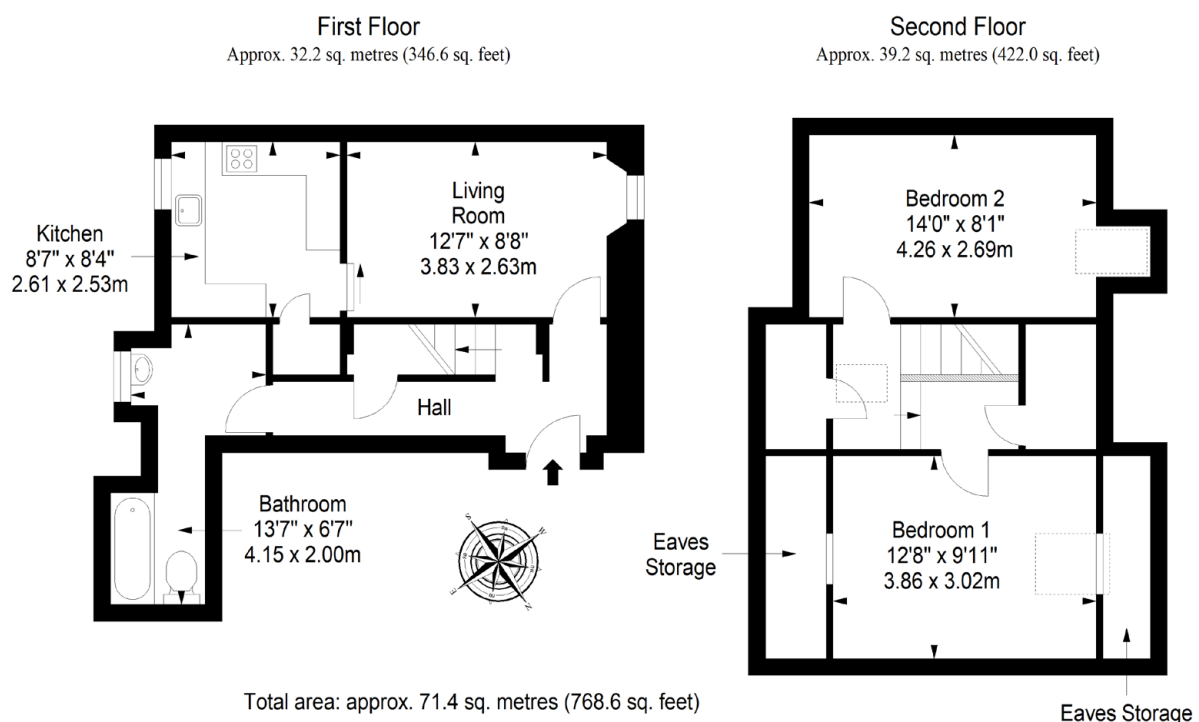


Extras: All fitted floor and window coverings, and light fittings are included in the sale.



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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