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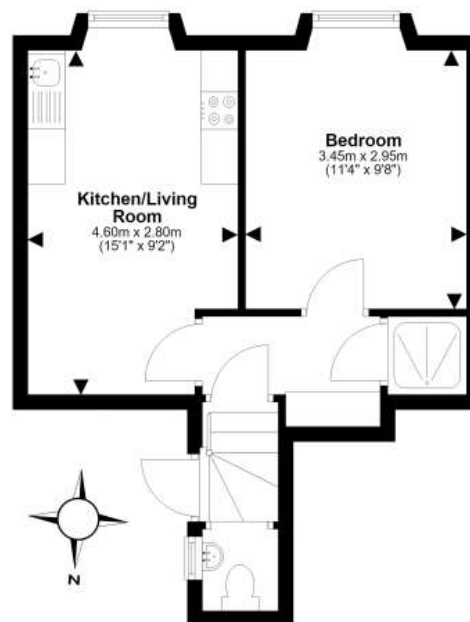
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

Welcome

Offered to the market is this charming first-floor main door flat, tucked just off Court Street in the heart of Haddington. The accommodation comprises an open-plan living room/kitchen, a double bedroom, a walk-in shower room and a separate WC with window. Further benefits include electric heating. An ideal first-time purchase, buy-to-let investment, holiday home or convenient pied-à-terre.

Haddington is one of East Lothian's most desirable market towns, offering a superb blend of historic charm and modern convenience. Renowned for its attractive architecture, welcoming community and excellent amenities, it continues to be a popular choice for first-time buyers, professionals, downsizers and investors alike.

The property enjoys a central position within easy walking distance of Haddington's bustling High Street, where you'll find an excellent selection of independent shops, cafés, restaurants, supermarkets, boutiques and everyday services. The town also offers a leisure centre, library, medical facilities, highly regarded schooling and beautiful riverside walks along the River Tyne.

For commuters, there are regular bus services to Edinburgh and the surrounding towns, while nearby road links provide easy access across East Lothian and beyond. With the stunning East Lothian coastline, golf courses and picturesque countryside all within easy reach, Haddington offers an exceptional lifestyle in a highly sought-after setting.

