

9C Market Street

HADDINGTON, EAST LoTHIAN, EH41 3JL



*BRIGHT, WELL-PROPORTIONED TOP-FLOOR FLAT WITH
PARKING IN A SUPERB HADDINGTON LOCATION*



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McEwan Fraser Legal is delighted to present this generous one-bedroom top-floor flat, offering an ideal opportunity for first-time buyers, commuting professionals, and buy-to-let investors. Perfectly positioned just moments from excellent local amenities, the property also benefits from superb transport links right on the doorstep.

Accessed via a well-maintained communal entrance and staircase, the flat opens into a welcoming entrance vestibule which flows into a central hallway with a useful storage cupboard. From here, the accommodation unfolds into a bright, south-facing living and dining room. This sunny space offers excellent flexibility, comfortably accommodating a variety of furniture layouts to suit both everyday living and entertaining.

The Property

A door leads directly from the living room into the kitchen, which also enjoys a sunny aspect. The kitchen is fitted with a good range of beech-effect wall and base units, complemented by black granite-effect worktops and white splashback tiling. Integrated within the layout is a cooker, along with space for an under-counter fridge and washing machine.





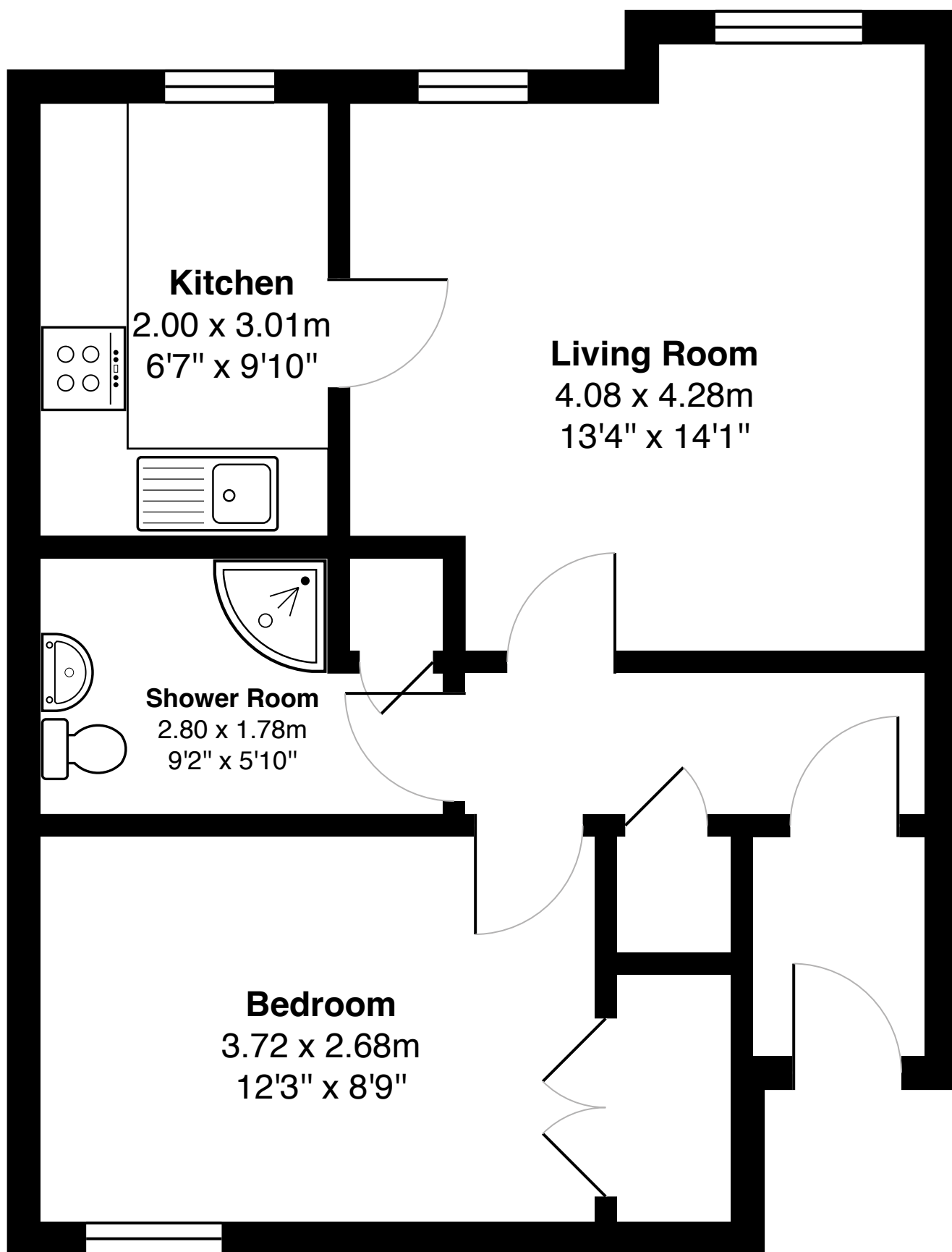
The property features a well-proportioned double bedroom, neutrally decorated and benefiting from a built-in wardrobe, with ample space for additional freestanding furniture. Further storage is provided by a partially floored loft.





Completing the accommodation is a beautiful contemporary shower room, fitted with a white suite a generous shower cubicle. The flat further benefits from secondary glazing and an electric heating system.





Gross internal floor area (m²): 45m²

EPC Rating: D



Externally, the property enjoys access to a rear courtyard and includes an allocated parking space within a private residents' car park.

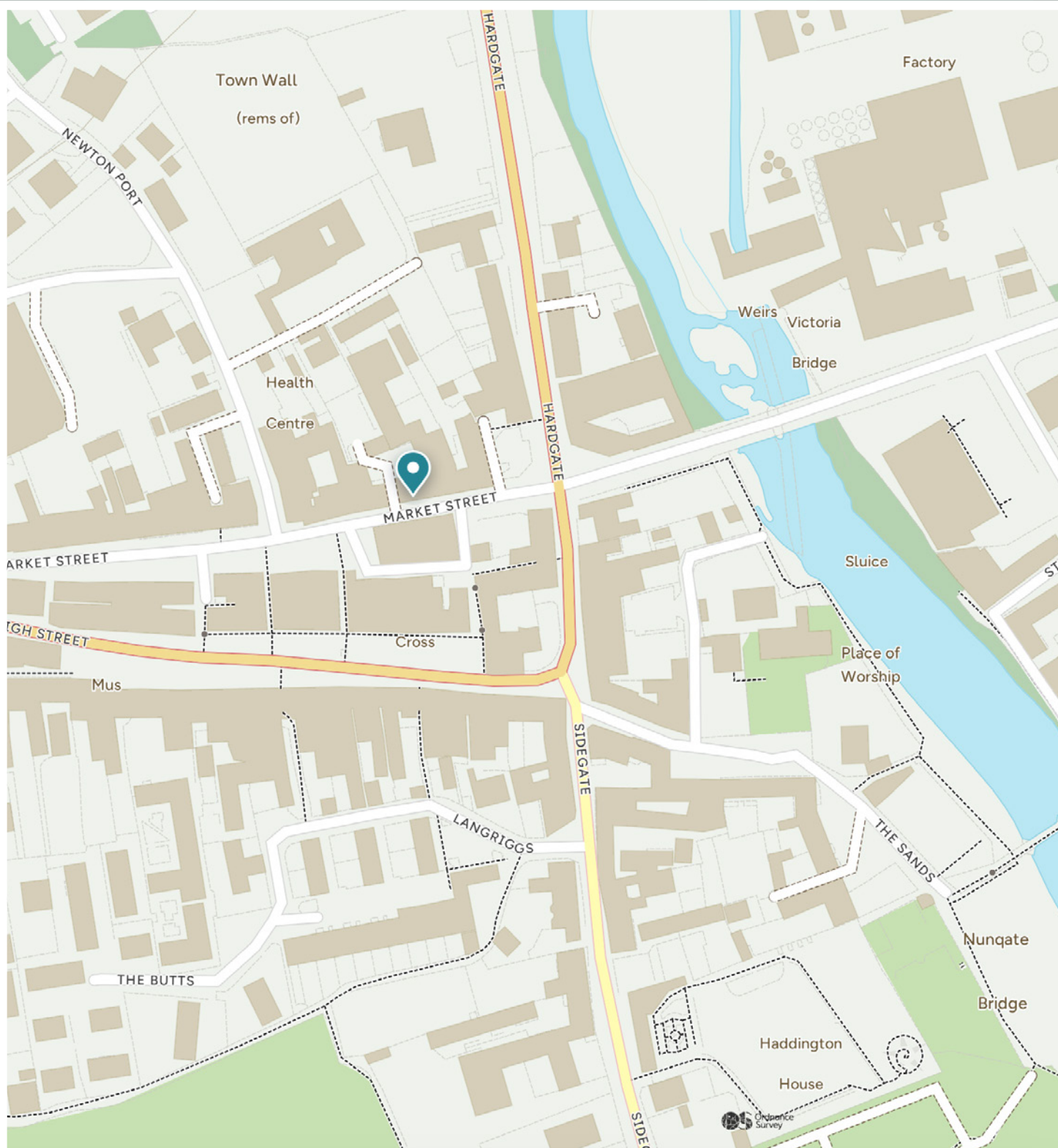




Situated close to Haddington's vibrant High Street, the location enjoys a prime position in the heart of this popular East Lothian market town. A wide range of local amenities are available on the doorstep, including cafés, restaurants, independent shops, supermarkets, and essential services. Haddington offers excellent recreational opportunities, with scenic riverside walks along the River Tyne, nearby golf courses, leisure facilities, and easy access to the open countryside and East Lothian coastline.

Retail options are well catered for locally, with additional shopping available in nearby towns such as Dunbar and Musselburgh. The area benefits from strong transport links, including regular bus services connecting to Edinburgh and surrounding areas, while nearby rail stations and the A1 provide convenient access for commuters and wider travel.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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