

# 3A, 3B & 3C STATION ROAD

Haddington, East Lothian, EH41 3NU



**GILSON GRAY**

LAW • PROPERTY • FINANCE

## PROPERTY NAME

3a, 3b, &amp; 3c Station Road

## LOCATION

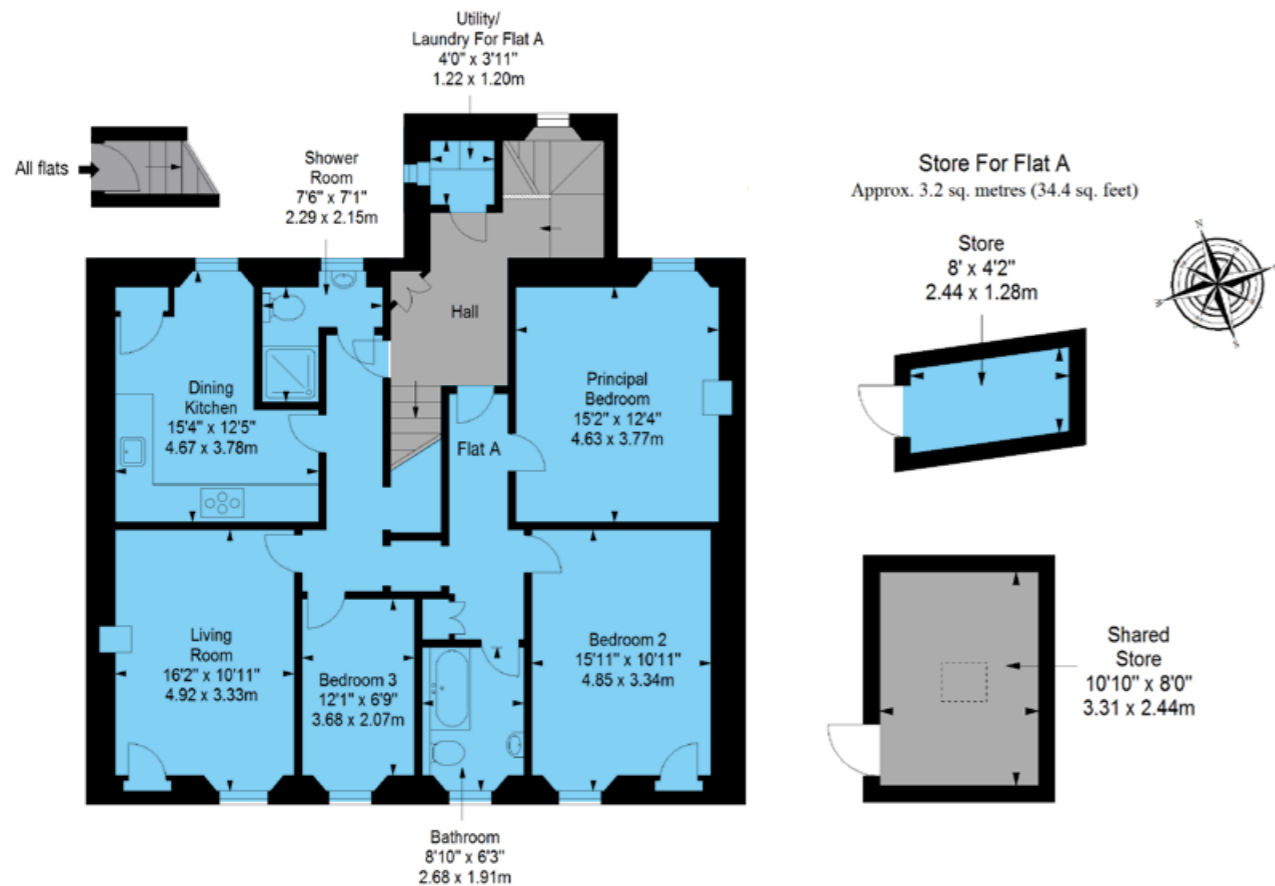
East Lothian, EH41 3NU

## APPROXIMATE TOTAL AREA:

202.4 sq. metres (2178.7 sq. feet)

FLAT A FLAT B FLAT C SHARED AREAS

The floorplan is for illustrative purposes.  
All sizes are approximate.



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## GENERAL FEATURES

Three flats with modern interiors  
Part of a B-listed Georgian building  
In the Haddington conservation area  
Secure shared entrance  
Newly decorated communal hall

### FLAT 3A: THREE-BEDROOM FIRST-FLOOR FLAT

Inviting hall with built-in storage  
Living room with a log-burning stove  
Stylish dining kitchen  
Private utility/laundry room  
Principal bedroom with a log burner  
Two additional bedrooms  
Modern three-piece bathroom  
Quality three-piece shower room  
Private garden store  
EPC Rating – C | Council Tax Band – C

### FLAT 3B: ONE-BEDROOM SECOND-FLOOR FLAT

Welcoming entrance area  
South-facing living/dining room  
Bespoke modern fitted kitchen  
One bedroom with eaves storage  
Two-piece shower room and a WC  
EPC Rating – D | Council Tax Band – A

### FLAT 3C: ONE-BEDROOM SECOND-FLOOR FLAT

Entrance hall with built-in storage  
South-facing living/dining room  
Modern fitted kitchen  
One bedroom with open storage area  
Contemporary three-piece bathroom  
EPC Rating – D | Council Tax Band – A

## EXTERNAL FEATURES

Large communal garden with a shared store  
On-street parking in the vicinity

A rare opportunity to purchase three flats within a traditional B-listed Georgian building in the heart of Haddington, each offering the perfect blend of historic charm and high-end modern interiors, complete with attractive neutral décor and quality fixtures and fittings. This is a unique investment opportunity to purchase three flats, including a large three-bedroom first-floor

residence (flat 3a) and two one-bedroom second-floor dwellings (flat 3b and 3c). Each flat is finished to high standards, providing bright and airy accommodation. Furthermore, the flats form part of a B-listed Georgian building situated in the Haddington conservation area, within easy reach of amenities, schools, and transport links.





## FLAT 3A

On entering this first-floor flat, a hall provides a warm welcome, as well as built-in storage and an under-stair alcove for coats and shoes. In the living room, a spacious footprint is brightly illuminated by a south-facing window. It is decorated with white walls and a solid oak floor, and features a press cupboard and a handsome mantelpiece inset with a log-burning stove. Next door, the dining kitchen is equally generous in its proportions. It has a stylish design, fitted with white cabinets and downlit wooden worktops, accompanied by fashionable splashbacks and seamlessly integrated appliances. It is also supplemented by a private utility/laundry room. The three double bedrooms are located throughout the home. Bedrooms one and two are large doubles (the former boasting a log-burning stove and the latter a press cupboard), and one is currently being utilised as a home office. A newly-fitted three-piece bathroom and modern three-piece shower room (with a rainfall shower) complete the home.







A newly-fitted three-piece bathroom and modern three-piece shower room complete the home

# FLAT 3B

Easy to style  
reception room,  
framed by  
a feature  
mantelpiece

Inside this second-floor flat, you step into the south-facing living/dining room, which is decorated in light hues and with plush carpeting, creating an elegant environment for daily use. It has built-in storage and a dormer window, offering views over Memorial Park and the B-listed Ferguson Monument. A focal-point mantelpiece and surround adds the finishing touch to the space. The modern kitchen is just off the living area. Appointed in wood and newly-fitted, it has a bespoke design coming equipped with base cabinets, chunky worktops, and on-trend splashbacks. It is enhanced by integrated appliances as well. The bedroom is next door, providing a well-proportioned sleeping area with access to eaves storage. Finally, this flat is completed by a WC and a two-piece shower room, fitted with a storage-set washbasin and a walk-in rainfall shower.



## View from Flats A, B and C





## FLAT 3C

### South-facing living/dining room

The front door of this second-floor flat opens into a hall with built-in storage. Directly ahead is the living/dining room. Set against a white backdrop, this reception area is easy to style. In addition, it is framed by a feature mantelpiece, and is bathed in natural light from a south-facing dormer window that also enjoys views over Memorial Park. Next door, the kitchen features modern cabinets and worktops, backed by metro-style splashback tiles. It is an attractive look, finished with an integrated oven and gas hob. Meanwhile, the bedroom echoes the style of the living area, with neutral décor and a fitted carpet. It accommodates a double bed and has an open storage area. The home is finished by a contemporary bathroom, fitted with a three-piece and overhead shower – all enveloped in premium tiling.



A well-proportioned  
sleeping area with access  
to open storage





# GARDEN & PARKING

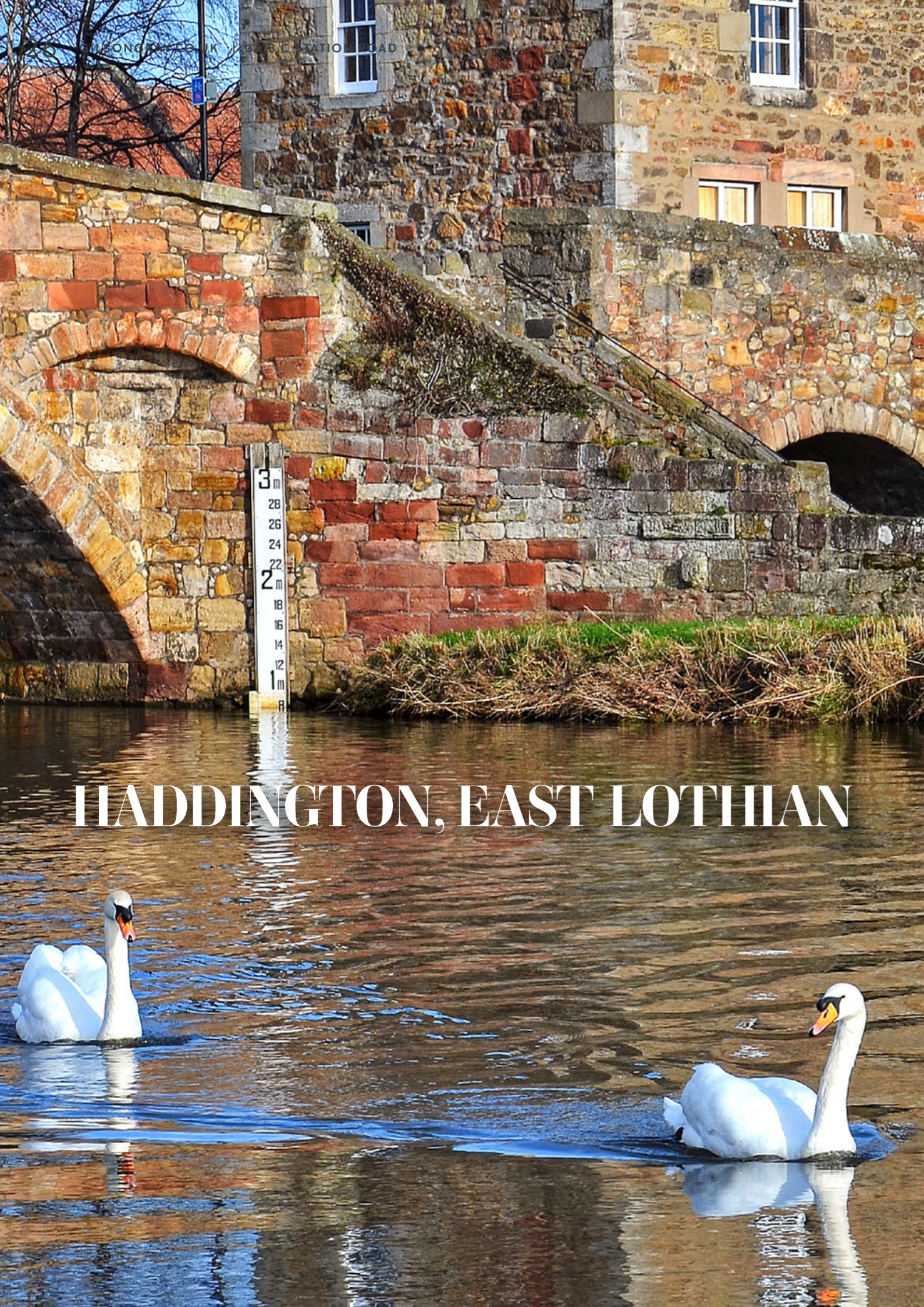
## A large rear garden for shared use

Outside, the flats have shared use of a large rear garden, which has a patio and a well-kept lawn, framed by mature planting. It is fully enclosed by a stone wall and has a shared store for bikes. Flat 3a also has a private store. Furthermore, on-street parking is available in the vicinity.

Extras: all fitted floor coverings, window coverings in Flat 3b and 3c, light fittings (excluding all chandeliers), integrated kitchen appliances (3x gas hobs, 3x ovens, 2x dishwashers, a fridge/freezer, and a fridge), and an undercounter fridge with freezer compartment to be included in the sale. The furniture in flat 3b and 3c is also available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.







# HADDINGTON, EAST LoTHIAN



Haddington is a lovely historic market town 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. East Lothian's state-of-the-art library and museum, the John Gray Centre is also on the High Street, offering interesting exhibitions throughout the year.



For the sport 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. 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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