





Welcome

Centrally located in the popular market town of Haddington, 19A High Street is a stylish, generously proportioned two bedroom first floor flat situated in the heart of Haddington with an excellent range of local amenities whilst also being within easy access of the Edinburgh City Centre.

The accommodation is truly move in condition and briefly comprises a welcoming spacious entrance hall giving access to all further rooms; well proportioned lounge with a twin window formation giving good natural light; kitchen/dining room with a good range of wall and base units and ample space for dining room table and chairs; induction hob; high level electric oven. Bedroom 1 is located to the front of the building and again with a twin window formation, good natural light and built in storage; Bedroom 2 gives space for bed and bedroom furniture; spacious bathroom with window, bath with twin shower over and modern style tiling.

The property benefits from fresh decor, electric heating, secure stair and the use of a communal courtyard.

For viewings contact Sylvia on 07590 041169





Location

The lovely historic market town of Haddington is situated in the stunning county of East Lothian. The town offers a host of amenities and facilities on its vibrant High Street and within Haddington itself, there is a range of supermarket shopping including a Tesco and Aldi. A range of unique shops, eateries and popular brand stores are also within easy reach including the recently developed Haddington Retail Outlet. Schooling at both primary and secondary levels are both catered for within the town. There are several active sports clubs and a swimming pool. Pleasant walks are plentiful in the area and further afield towards the coast including Amisfield Wall Gardens, Gullane (where there is also a choice of highly regarded golf courses), North Berwick and Tantallon Castle. The A1 motorway is within easy reach offering quick and convenient access to the north and south along with a direct connection to the Edinburgh City By-Pass (A720). There are train stations in neighbouring villages with links to Edinburgh and London.

Extras

Included in the sale are all light fittings, window covering, dishwasher, washing machine and fridge. Other items of furniture may be by separate negotiation.

Get in touch

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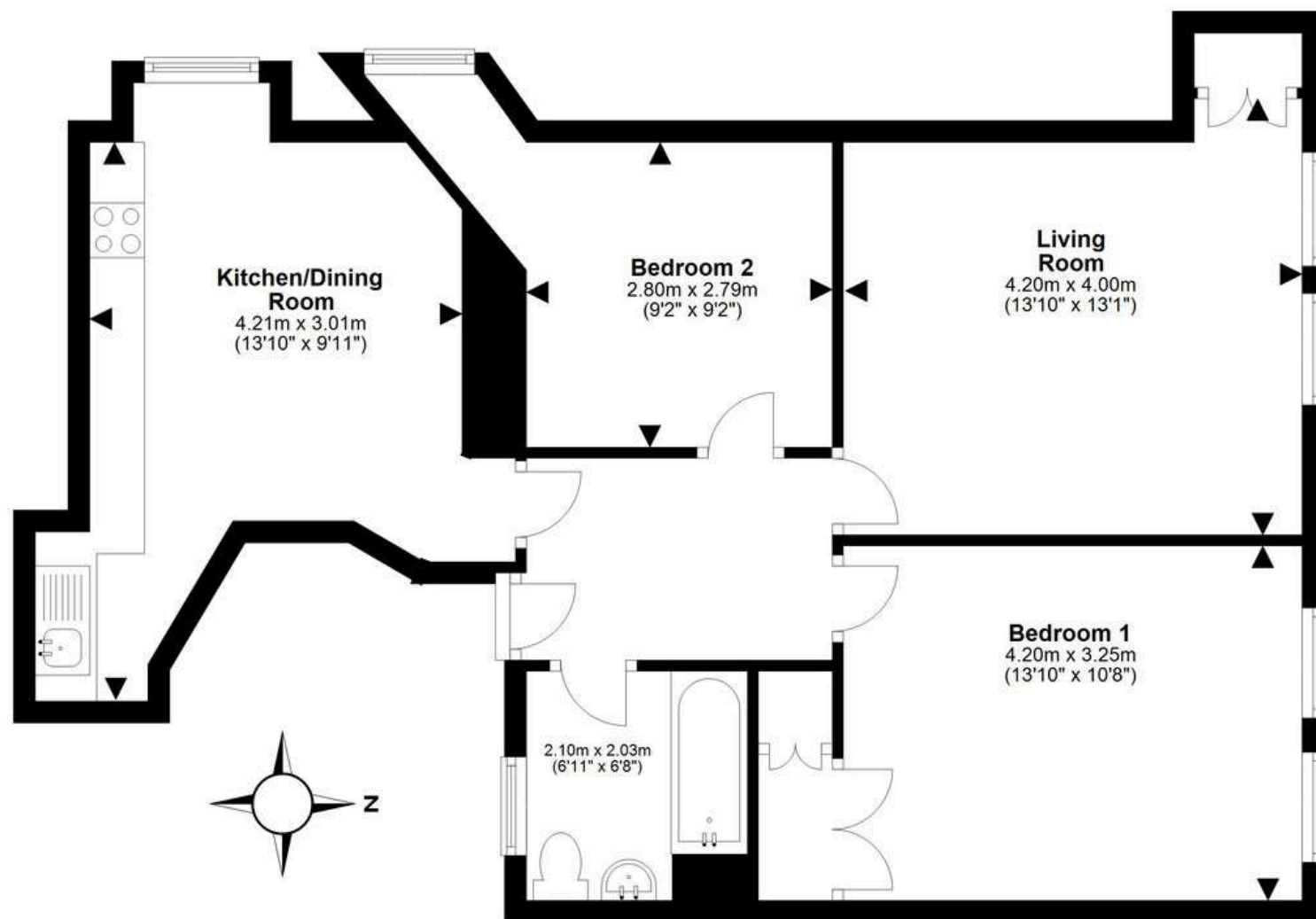
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Bruntsfield Office:

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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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



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