

COULTERS<sup>©</sup>

# 1 AUBIGNY ROW

HADDINGTON, EH41 3TG

 3 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

A modern detached 3 bedroom home set in a sought after estate close to schools and amenities, the property is well maintained with an appealing layout.

There is an area of garden to the front with a driveway giving access to the integrated single garage. The rear garden is planted with an excellent selection of mature shrubs and has an attractive patio area.

## KEY FEATURES



Detached modern house with appealing layout.



Three bedrooms, one with ensuite.



Enclosed mature garden.



Driveway and single garage.



Sought after modern estate.



Close to amenities and schools.



EPC Rating - B



Council Tax Band - E





The accommodation comprises - welcoming entrance hallway with convenient WC; sitting/dining room with patio doors to the garden; well planned kitchen with excellent storage.

On the first floor - double bedroom 1 with en suite shower room; two further bedrooms and a family bathroom. Double glazing throughout and gas central heating.

## EXTRAS

The fitted floorcoverings, blinds, light fittings and integrated appliances throughout are included in the sale price. The factor for the communal areas is Ross & Liddell.



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## THE LOCAL AREA

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, 18 miles east of Edinburgh City Centre. Situated on the banks of the River Tyne and surrounded by beautiful countryside, there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles.

The local Farmers Market is a monthly delight with a variety of local seasonal produce on offer, and the annual Haddington Show is a superb agricultural event showcasing a range of livestock, food and local crafts.

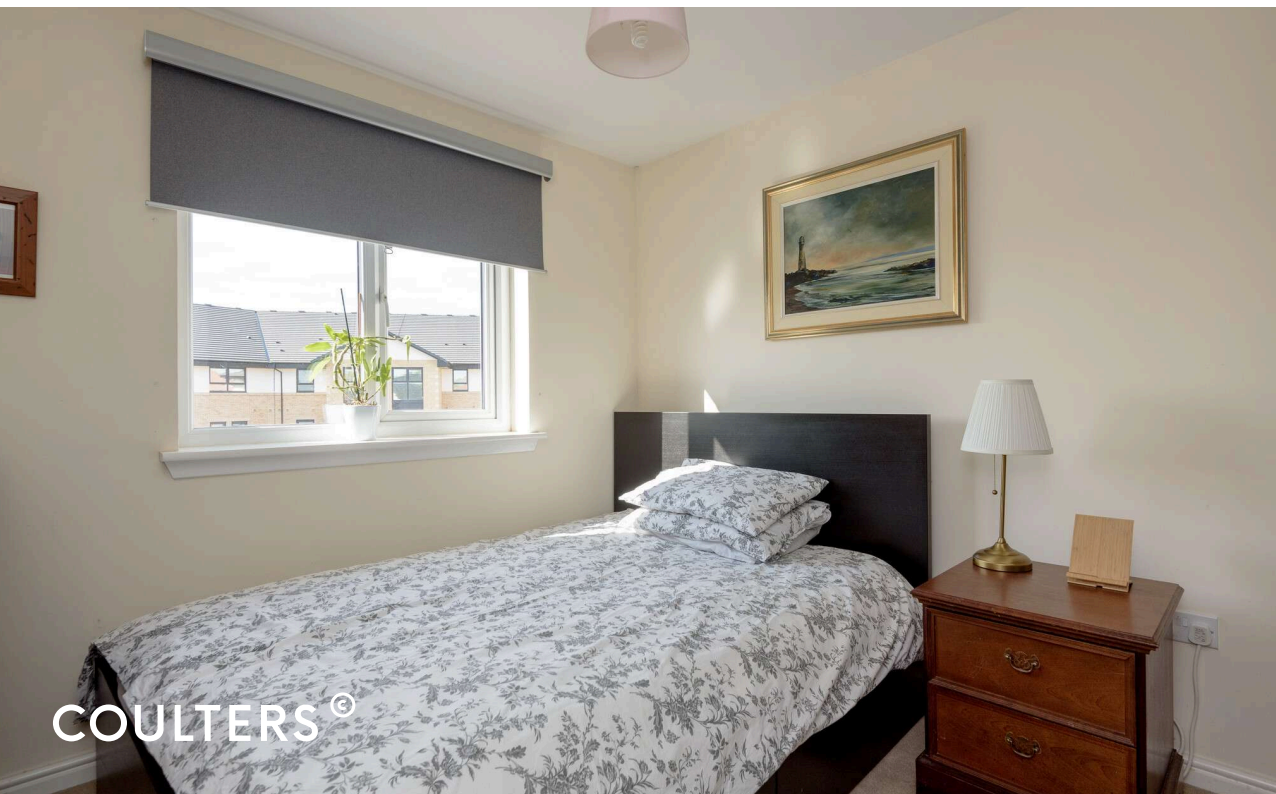
The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, gym, sports hall, and health suite.

The town's thriving High Street provides excellent shopping options from bakeries and cafés to convenience stores and a Tesco supermarket. The retail park, which is within walking distance of the property offers an Aldi, Home Bargains, Costa Coffee amongst others.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Haddington is a ten-minute drive to Drem train station which has a regular service between Edinburgh and North Berwick. There is easy access to the A1 and City Bypass.

**HOME REPORT VALUATION: £310,000**





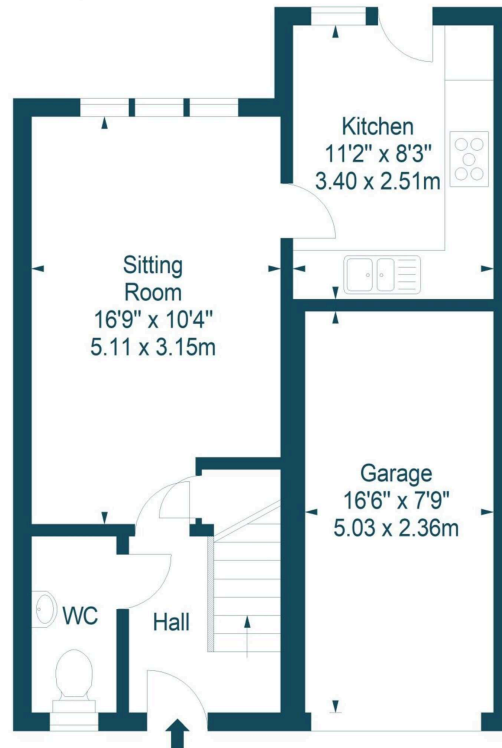




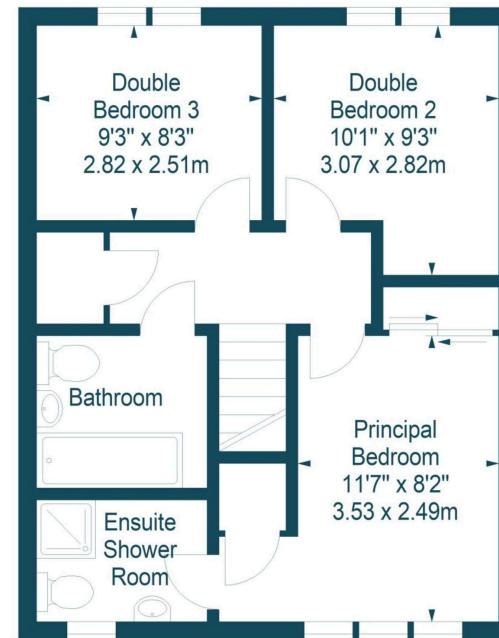
Aubigny Row,  
Haddington,  
East Lothian, EH41 3TG



Approx. Gross Internal Area  
814 Sq Ft - 75.62 Sq M  
Garage  
Approx. Gross Internal Area  
128 Sq Ft - 11.89 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor

## GET IN TOUCH



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01620 671837



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.