



**Flat 4, Starch Mill Ford Road**  
**Haddington, EH41 4BP**





Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## LOCATION

Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre 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, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town. East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports 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.

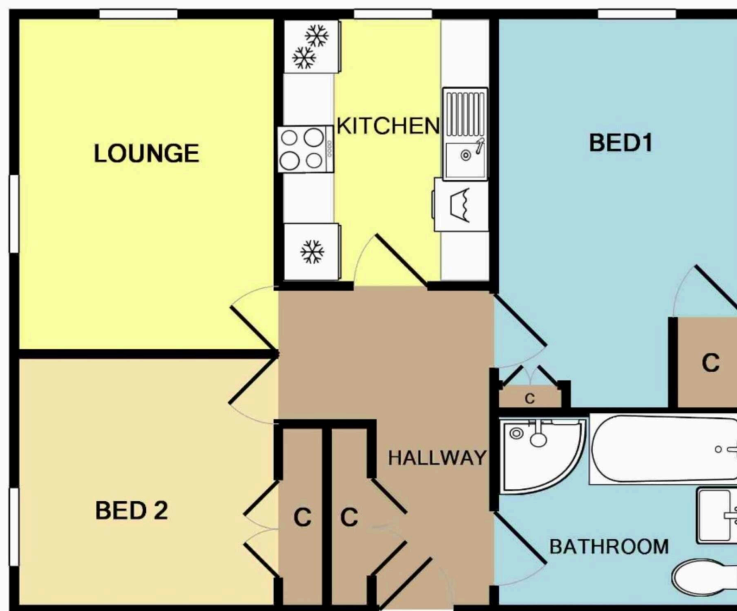
## DESCRIPTION

Located within a charming former mill development in a quiet residential area, this spacious first-floor flat offers an ideal opportunity for investors or first-time buyers. The well-proportioned accommodation comprises: welcoming entrance hall; bright and spacious living room; generous kitchen/diner with ample floor and wall mounted storage units; two large double bedrooms and sizeable family bathroom. Additional features include double glazing, electric heating, and a private allocated parking space

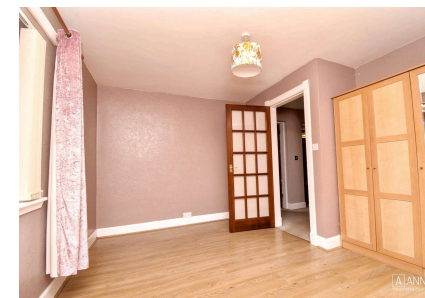
The energy efficiency rating for this property is band C

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



Measurements are approximate. Not to scale. Illustrative purposes only



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