

COULTERS[©]



30/2 MARKET STREET

HADDINGTON, EAST LOTHIAN, EH41 3JE

3 BED

1 BATH

2 PUBLIC

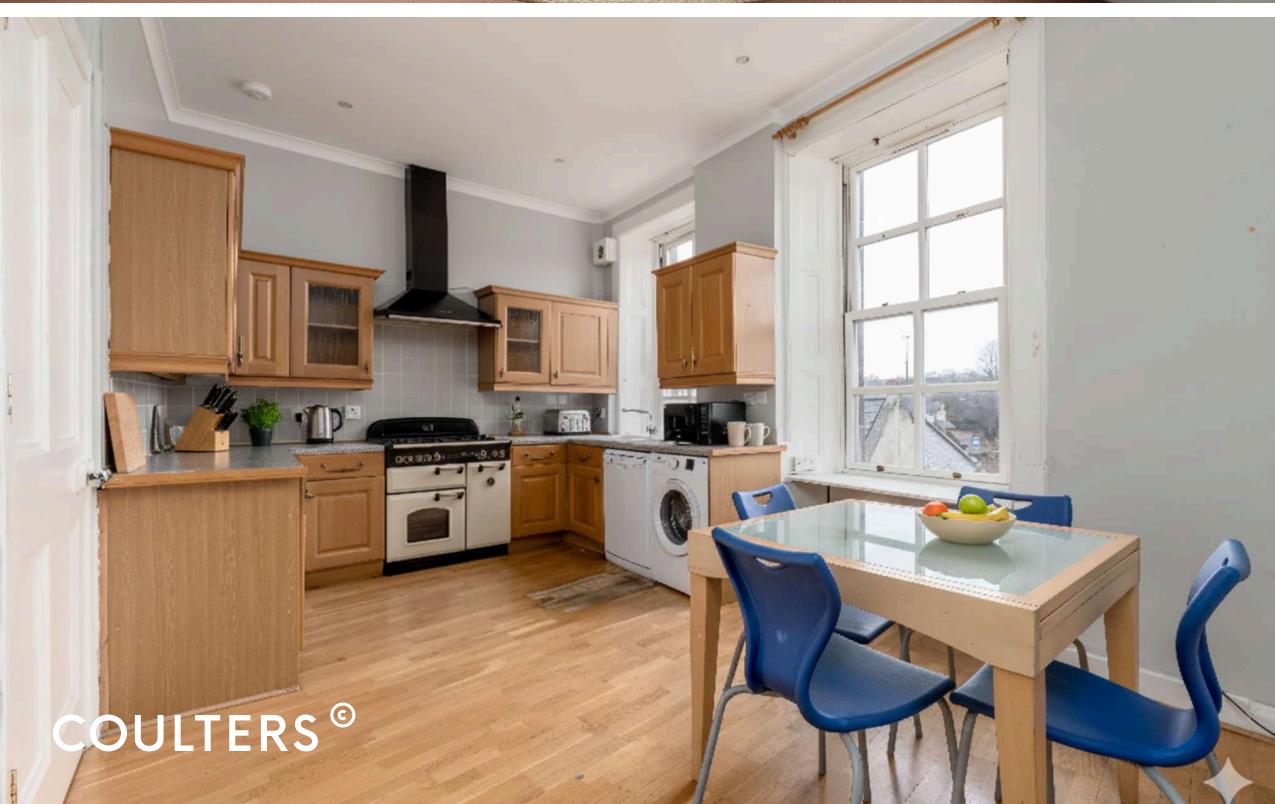


TAKE A LOOK INSIDE

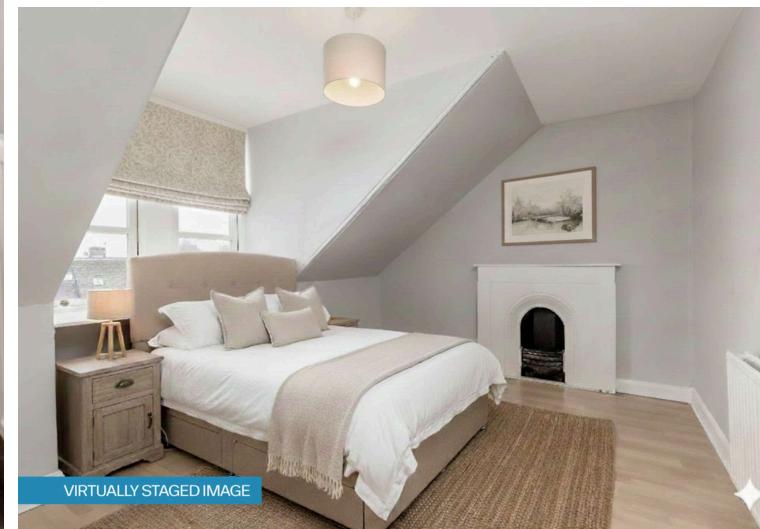
Centrally located in the popular market town of Haddington, 30/2 Market Street is a bright and appealing three bedroom double upper flat situated within easy walking distance of an excellent range of local amenities whilst also being within easy access of the City Centre.

The property offers well proportioned and versatile accommodation with the additional benefit of many period features, a lovely open outlook across the town and ample on-street parking.

KEY FEATURES



- Well proportioned double upper flat
- Three double bedrooms
- Host of period features throughout
- On-street parking
- Ideally located in the heart of the town, close to all amenities
- Excellent transport links providing easy access to the City Centre
- EPC Rating - C
- Council Tax Band - C



The accommodation, which is accessed via a secured shared entrance, is arranged over two floors and comprises on the first floor of an entrance hall with storage; sitting room with a gas stove; spacious dining kitchen fitted with all appliances; and double bedroom 1. A carpeted staircase leads to the half landing with an additional WC and the second floor comprising of double bedroom 2 with built in wardrobes; double bedroom 3 with a period fireplace; and a bathroom fitted with a bath, wc, wash hand basin and separate shower.

EXTRAS

All fitted carpets, fitted floor coverings, curtains and blinds are included in the sale price together with the range cooker, fridge, dishwasher and washing machine in the kitchen.



THE LOCAL AREA

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen 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 thriving High Street and main thoroughfare provides excellent daily 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 Bargain store, Costa Coffee amongst others. World renowned golf courses and stunning sandy beaches can be easily accessed making Haddington a popular location for families and golfers alike.

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 Longniddry train station which has a regular service between Edinburgh and North Berwick. There is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

Note: The starred images have been virtually staged for marketing purposes.

HOME REPORT VALUATION: £220,000



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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.

Market Street,
Haddington,
East Lothian, EH41 3JE



Approx. Gross Internal Area
1263 Sq Ft - 117.33 Sq M
For identification only. Not to scale.
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