

SIMPSON & MARWICK



Rosehall House, 7A Rosehall, Haddington, East Lothian, EH41 4DX



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EPC: D (67)
Council Tax - G

Spacious five-bedroom detached home with attached shop and garden, in the heart of Haddington



- Substantial detached family home
- Five generous bedrooms
- Bright sitting room with beams
- Stylish open-plan kitchen diner
- Principal bedroom with en suite
- Juliet balcony to double bedroom
- Attached shop to close on sale
- Garden with patio and outhouse
- Double glazing and electric heating
- Central Haddington location

Rosehall House is a distinctive and expansive detached property located in the charming East Lothian village of Haddington. Offering exceptional flexibility and character, this five-bedroom home features bright, welcoming interiors and a versatile layout, with the added benefit of an attached shop forming part of the property.

The ground floor accommodation comprises a spacious entrance hall leading to a superbly proportioned sitting room, with exposed beams and generous glazing providing a wealth of natural light. The open-plan kitchen and dining area create a stylish modern living space, featuring a sleek glossy grey fitted kitchenette with an island breakfast bar, electric hob, and integrated overhead extractor. The ground floor also includes a convenient utility room, WC, laundry area, and the shop space, which is currently trading but will close upon completion of sale. This substantial area provides scope for a range of alternative uses, subject to any necessary consents.

Upstairs, the principal bedroom benefits from an en suite shower room and excellent natural light, while a further four bedrooms offer flexible family accommodation. One of the bedrooms enjoys a Juliet balcony overlooking the surrounding area. The contemporary family bathroom is finished to a high standard with a bath and separate shower. Externally, the property features an enclosed garden with a paved patio area ideal for outdoor dining and relaxation. A detached timber outhouse currently houses a gym and offers excellent potential as a home office or studio.

The property benefits from double glazing and modern electric heating, with on-street parking available nearby.

Location

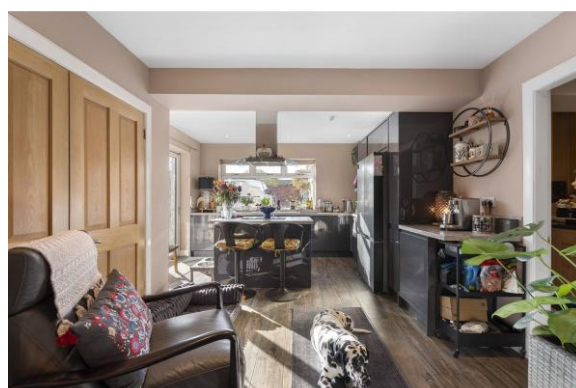
Haddington is a historic and picturesque East Lothian town offering an excellent range of amenities, including independent shops, cafés, restaurants, supermarkets, and leisure facilities. The area is well served by primary and secondary schooling, with Knox Academy and Compass School nearby. There are a number of scenic walks along the River Tyne and within the surrounding countryside, while the beautiful East Lothian coastline with its sandy beaches and golf courses is within easy reach. Haddington lies approximately 18 miles east of Edinburgh and benefits from convenient road access via the A1, as well as regular public transport links to the City Centre.

Fixtures and Fittings

All blinds, curtains and light fittings to be included in the sale.

Viewing Details

By appointment contact Simpson & Marwick

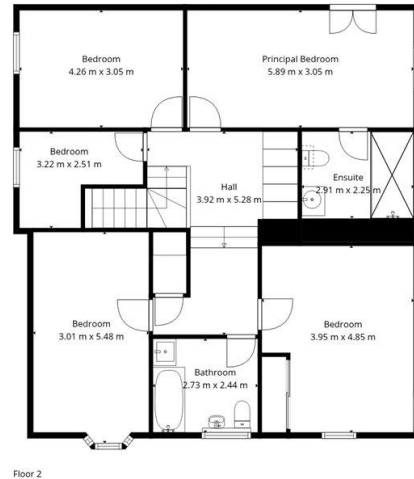
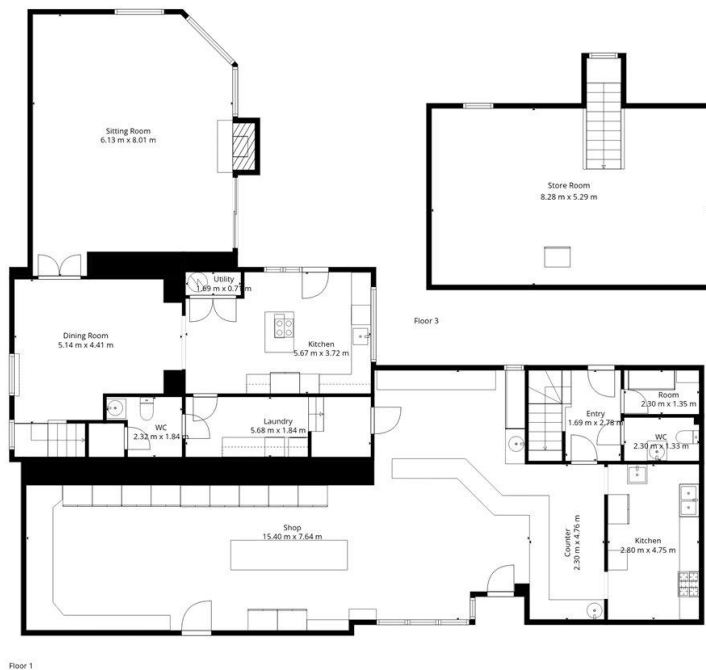


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Rosehall House Haddington EH41 4DX

Approx Gross Internal Area:
3993 Sq Ft (371 Sq M)

For Identification purpose only. Not to scale.
www.weare96.com



Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		