



28 Knox Court, Knox Place

HADDINGTON, EH41 4EB

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Occupying the second floor of the beautifully renovated former school building, The Knox Institute, this bright and well-presented two-bedroom retirement apartment enjoys a desirable southerly aspect and presents an excellent opportunity.

A carpeted hallway leads to a light-filled sitting room, an inviting space for everyday living and relaxation. Adjacent, the well-equipped kitchen is fitted with ample wall and floor units, generous worktop space, and integrated appliances including a hob, extractor hood, and oven.

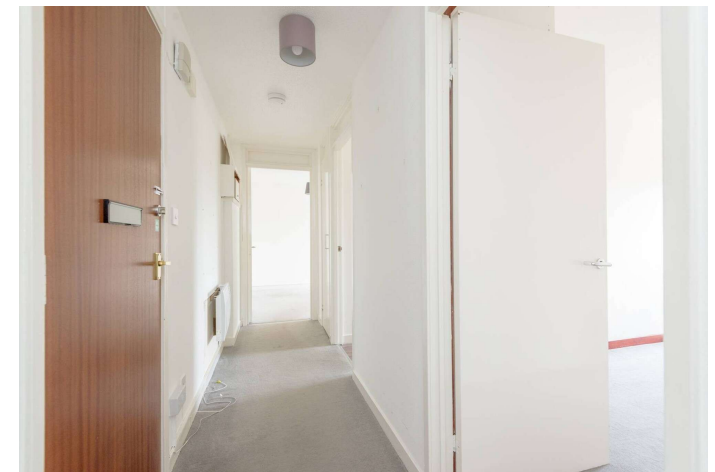
Both double bedrooms are flooded with natural light and feature built-in wardrobes, carpeting, and a crisp neutral décor, creating peaceful and versatile accommodation. Completing the layout is a well-appointed wet room.

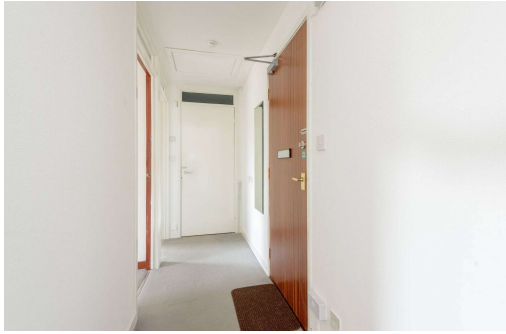
Residents also benefit from shared landscaped grounds and parking.

## FIXTURES & FITTINGS

All fitted floor coverings, curtains and blinds, integrated hob, extractor hood, oven and free-standing washing machine, fridge and freezer will be included in the sale.

Additional information: Occupants must be 55+ years. The property is factored by Trinity Factors. The factor fee which includes common buildings insurance, is approximately £175 per month. Exit Fee - Upon the sale of the property, the proprietor shall pay 0.25% of the sale price for each year of their occupation up to a maximum of 5%.





## PROPERTY FEATURES

- ❑ Two-bedroom retirement flat with south-facing aspect
- ❑ Bright and spacious sitting room
- ❑ Good-sized kitchen
- ❑ Two double bedrooms
- ❑ Wet room
- ❑ Electric heating
- ❑ Double glazing
- ❑ Residents' parking
- ❑ Communal landscaped grounds
- ❑ EPC - C
- ❑ Council tax band - B
- ❑ Tenure - Freehold
- ❑ Factor Fee - Approx. £175 per month

## HADDINGTON

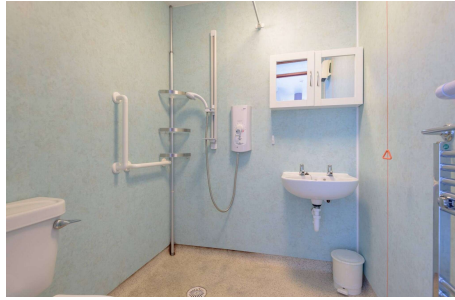
Eighteen miles east of Edinburgh, The Royal Burgh of Haddington is a picturesque, friendly, and historic East Lothian market town.

Surrounded by stunning countryside and on the banks of The River Tyne with access to The Lammermuir Hills there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with swimming pool, Bodyworks Gym, sports hall, and health suite. Close to North Berwick and Gullane there are renowned golf courses and scenic beaches to experience. Nearby Dunbar has the popular East Links Family Park and Foxlake Adventures.

Haddington has an array of vibrant bars and restaurants including The Waterside Bistro and The Green. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores. There is a Tesco supermarket along with a Co-op Food. On the outskirts of town and a five-minute drive, you will find a retail park with Starbucks, Costa Coffee, and Aldi 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, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.



## PARIS STEELE

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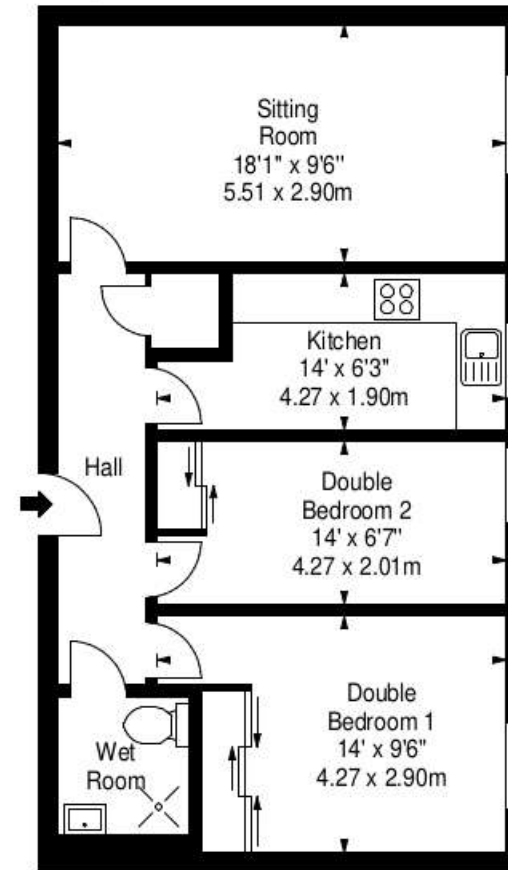
property@parissteele.com

**PARIS STEELE** Property

**Knox Court,  
Knox Place,  
Haddington,  
East Lothian, EH41 4EB**



Approx. Gross Internal Area  
594 Sq Ft - 55.18 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



### Please Note:

- While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
- The Home Report and more information for this property is available from [www.parissteele.com](http://www.parissteele.com)
- Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
- From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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