





Welcome

This beautifully refurbished upper villa is quietly positioned within a sought-after residential area of Haddington and enjoys lovely open views over the neighbouring bowling green. Upgraded throughout to an excellent standard, the property is presented in true walk-in condition, with recent improvements including full rewiring and a new combi boiler installed in 2024, with sash and case double glazing, beautiful flooring throughout including Cormar wool carpets in the bedroom offering modern comfort alongside traditional charm.

The accommodation comprises an exceptionally spacious living/dining room with two front-facing windows that perfectly frame the outlook over the bowling green. This bright and welcoming space offers excellent proportions, comfortably accommodating both lounge and dining furniture, making it ideal for relaxing or entertaining.

To the rear is a charming country-style kitchen fitted with Shaker-style units installed in 2025, wooden worktops, a Belfast sink, feature shelving and a delightful window seat overlooking the garden. Feature shelving about with lighting. The kitchen also benefits from integrated appliances including an electric Miele Pyrolytic cleaning oven, AEG induction hob with extractor above. washing machine. slimline dishwasher and provides a warm and practical space.

There are two generous double bedrooms, one positioned to the front and one to the rear, both offering good natural light and flexible space for furnishings. Completing the accommodation is a beautifully refurbished bathroom (2025) featuring a bath with rain-style shower and additional handheld shower, stunning Ca Pietra tiling, Corston Architectural lighting all finished to a high standard with a clean, contemporary feel.

Externally, the property benefits from a private and well-maintained rear garden, offering an excellent outdoor space for relaxing, children's play, or drying laundry. The garden is complemented by a greenhouse and useful external store, providing additional practical storage.





Haddington

Wemyss Place enjoys a peaceful setting within a quiet, no-through street, with the property benefiting from lovely open views across the neighbouring bowling greens. Despite its tranquil position, it is within easy walking distance of the excellent amenities offered by the historic market town of Haddington.

The town centre provides an excellent selection of independent shops, cafés, restaurants and everyday services, together with supermarkets, leisure facilities and beautiful riverside walks. Haddington is well served for schooling, with a choice of respected primary schools and Knox Academy providing secondary education.

For commuters, there are regular bus services connecting Haddington with Edinburgh and surrounding East Lothian towns, while the nearby A1 provides convenient road access to Edinburgh and the wider motorway network.

An ideal location offering the best of both worlds - a quiet, peaceful outlook yet within easy reach of everything Haddington has to offer.

Extras

Included with the sale are all window coverings, light fittings, freestanding fridge/freezer and greenhouse.



Get in touch

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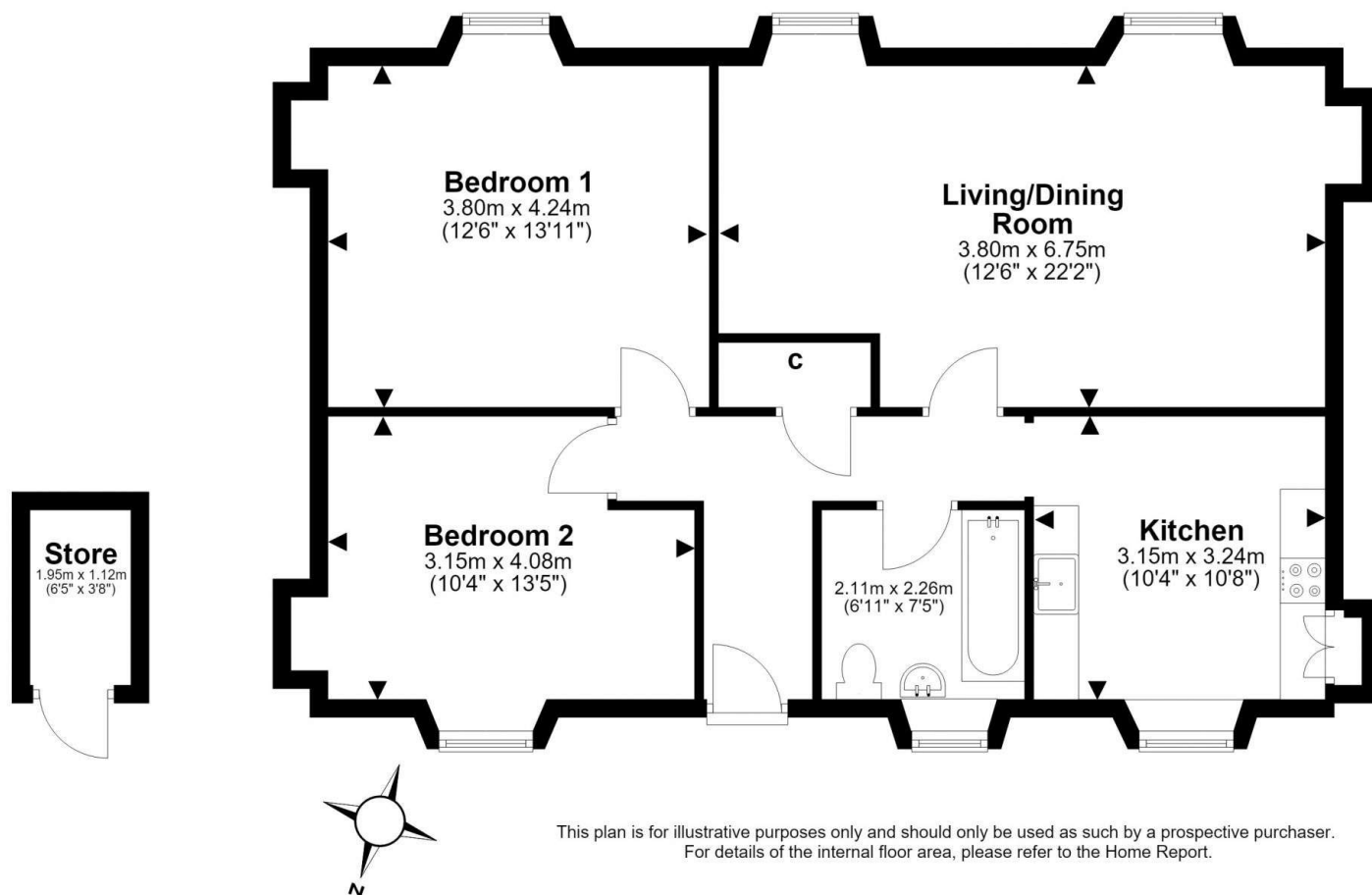
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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.