

COULTERS[©]

7 KILPAIR STREET

HADDINGTON, EAST LoTHIAN, EH41 3JQ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a traditional building, 7 Kilpair Street is a stylish, generously proportioned two bedroom main door flat centrally located in the heart of the popular market town of Haddington.

The property is ideally situated within easy walking distance of an excellent range of local amenities whilst also being within easy access of Edinburgh City Centre.

KEY FEATURES



Well presented main door flat



Two double bedrooms, one with ensuite



Within easy reach of the park and riverside walks



On-street parking



Ideally located close to local amenities and transport links



Well presented contemporary accommodation



EPC Rating - B



Council Tax Band - C



The well presented property offers contemporary living and is in good order throughout. The accommodation comprises a welcoming entrance hall; a spacious open plan living room/dining room/kitchen fitted with a good range of units and integrated appliances; a principal bedroom with en-suite shower room; a second double bedroom; and a well-appointed bathroom.



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. 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 town's 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 easy reach of the property offers an Aldi, Home Bargain store, Starbucks and Costa Coffee amongst other retailers. 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.

EXTRAS

All fitted carpets, fitted floor coverings, blinds, light fittings, induction hob, oven, fridge/freezer, dishwasher and the washing machine are included in the sale price.

HOME REPORT VALUATION: £195,000



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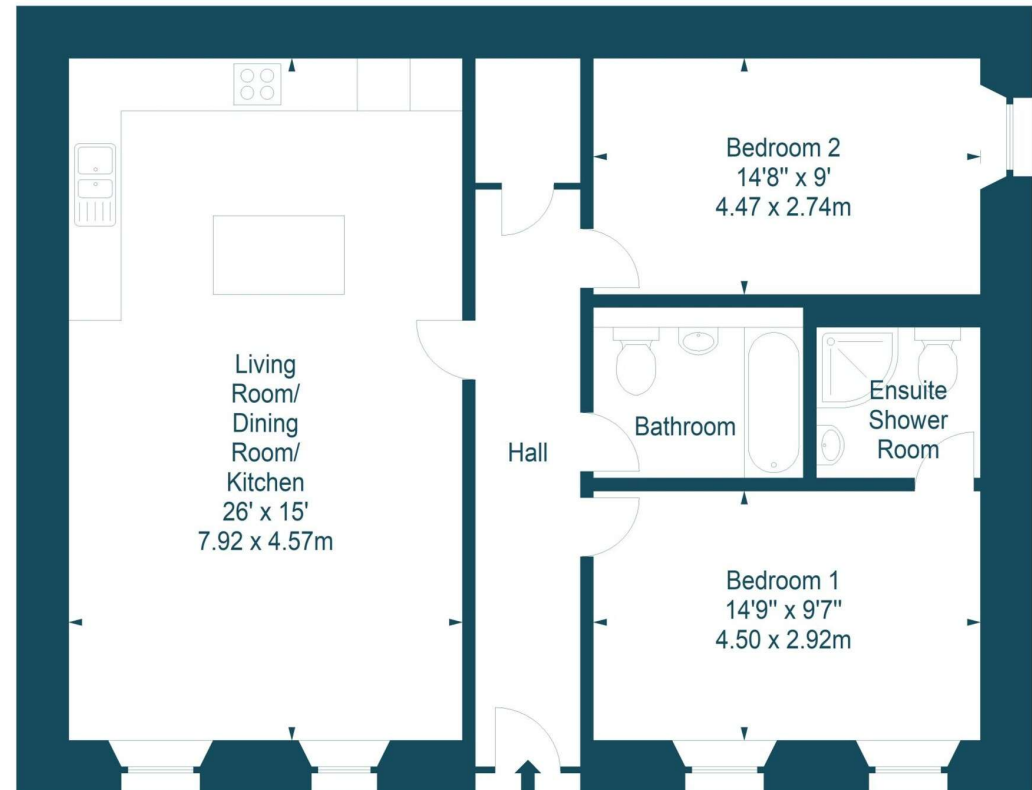


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**Kilpair Street,
Haddington,
East Lothian, EH41 3JQ**



Approx. Gross Internal Area
911 Sq Ft - 84.63 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

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.