



42 Princess Mary Road, Haddington, East Lothian, EH41 3NJ

Tastefully Presented One-Bedroom, Upper Flat

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Property Description

Light and tastefully presented one-bedroom, upper flat, forming part of a modern cul-de-sac development. Located in a quiet and leafy residential area in the heart of sought-after historic market town of Haddington, East Lothian.

Comprises an entrance hallway, a living/dining room and kitchen, a double bedroom, and a shower room.

Highlights include a stylish fitted kitchen and bathroom, gas central heating, and double glazing. With light neutral decor throughout, there is also good storage including a walk-in hall store and a loft space.

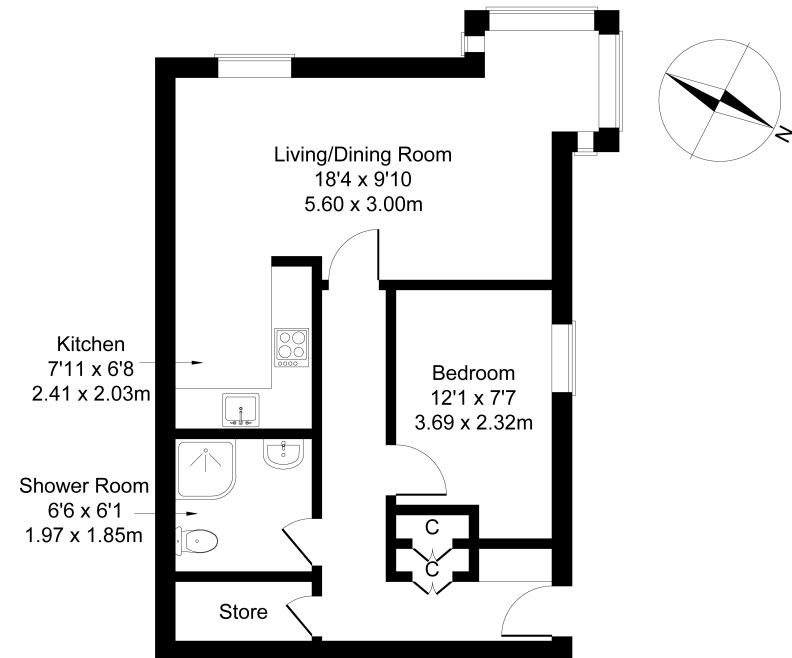
There is a secured entry system and an unrestricted residential car park, in addition to a shared drying green.

Welcoming you into the property, the accommodation provides access throughout, creating a seamless and functional living space. The open-plan living room and kitchen have been finished with light and neutral décor, with carpeted flooring to the living area. The kitchen is fitted with ample countertop space and a stylish splashback, along with a sink and drainer, integrated oven and electric hob with canopy above, washing machine, microwave, and fridge/freezer.

The hallway provides access to the bedroom, which has been finished to a tasteful standard and features carpeted flooring, creating a comfortable environment, along with a built-in cupboard ideal for additional storage. Completing the property is the shower room, which has been finished with a modern three-piece suite, including a shower cubicle.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Haddington, the historic county town of East Lothian, offers a charming blend of traditional high street and grocery shopping, well-regarded schools across all levels, and a broad range of leisure and recreational facilities. Residents enjoy a modern swimming pool and leisure complex, an 18-hole parkland golf course, numerous sports and social clubs, and

various youth organisations. The town features peaceful riverside walkways and is surrounded by picturesque East Lothian countryside, with the Lammermuir Hills to the south and a beautiful coastline to the north, both easily accessible. Conveniently located just off the A1, Haddington offers easy access to Edinburgh, the Borders, and Northumberland.





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