



23 Dobsons Walk

HADDINGTON, EH41 4RU

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Set within a quiet residential area of Haddington, this appealing one-bedroom second-floor apartment is conveniently located for local amenities and sits adjacent to the nearby playing fields. Offering comfortable and well-presented accommodation, the property is ideally suited to first-time buyers, couples or investors.

The spacious sitting and dining room benefits from twin windows, allowing an abundance of natural light to fill the room and creating a welcoming space for relaxing and entertaining. The adjoining south-east-facing kitchen is compact yet well equipped, featuring handleless wall and floor units, complementary worktops and a tiled splashback. Integrated appliances include a hob, oven and extractor hood.

The bright double bedroom is finished in a neutral décor with carpeting and benefits from built-in mirrored wardrobes. Completing the accommodation is a bathroom fitted with a washbasin, hidden-cistern WC and bath with a wall-mounted shower. Externally, the property benefits from well-maintained communal grounds and on-street parking.

Property Factor - Charles White. Stair maintenance and common building insurance.

FIXTURES & FITTINGS

All fitted floor coverings, lights fixtures, integrated oven, hob and extractor fan, and freestanding washing machine, dish washer and fridge will be included in the sale.



PROPERTY FEATURES

- ❑ One-bedroom apartment
- ❑ Bright and spacious sitting and dining room
- ❑ Compact kitchen
- ❑ One double bedroom
- ❑ Bathroom
- ❑ On-street parking
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - B
- ❑ Tenure - Freehold

Property Factor - Charles White - common

- ❑ maintenance £734.94 and block buildings insurance £147.53 per annum (this can be paid monthly)

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 Foxlake Adventures and Belhaven Surf Centre. 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.

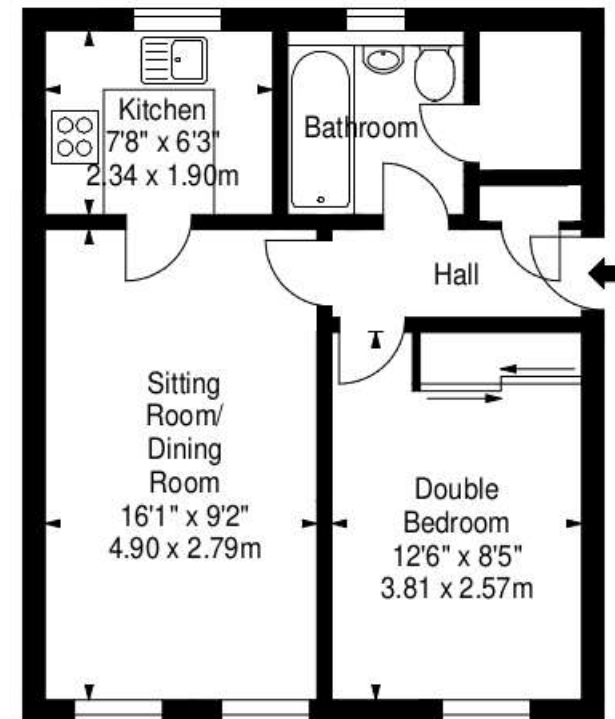
Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.



**Dobson's Walk,
Haddington,
East Lothian, EH41 4RU**



Approx. Gross Internal Area
415 Sq Ft - 38.55 Sq M
For identification only. Not to scale.
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Second Floor

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Let's Talk

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PARIS STEELE Property

Please Note:

1. 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.
2. The Home Report and more information for this property is available from www.parissteele.com
3. 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 or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. 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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