

COULTERS[©]

16 STATION ROAD

HADDINGTON, EAST LoTHIAN, EH41 3NZ

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a traditional building, 16 Station Road is a well-proportioned three-bedroom main door flat, conveniently located in the heart of Haddington, within easy walking distance of the town centre and its excellent range of local amenities.

The property is also well placed for access to Edinburgh City Centre and benefits from a private, well-established garden and private parking.

KEY FEATURES



Well proportioned main door flat



Three spacious double bedrooms



Delightful, well established private garden



Private parking



Ideally located close to local amenities and transport links



Bright, recently renovated accommodation



EPC Rating - C



Council Tax Band - E

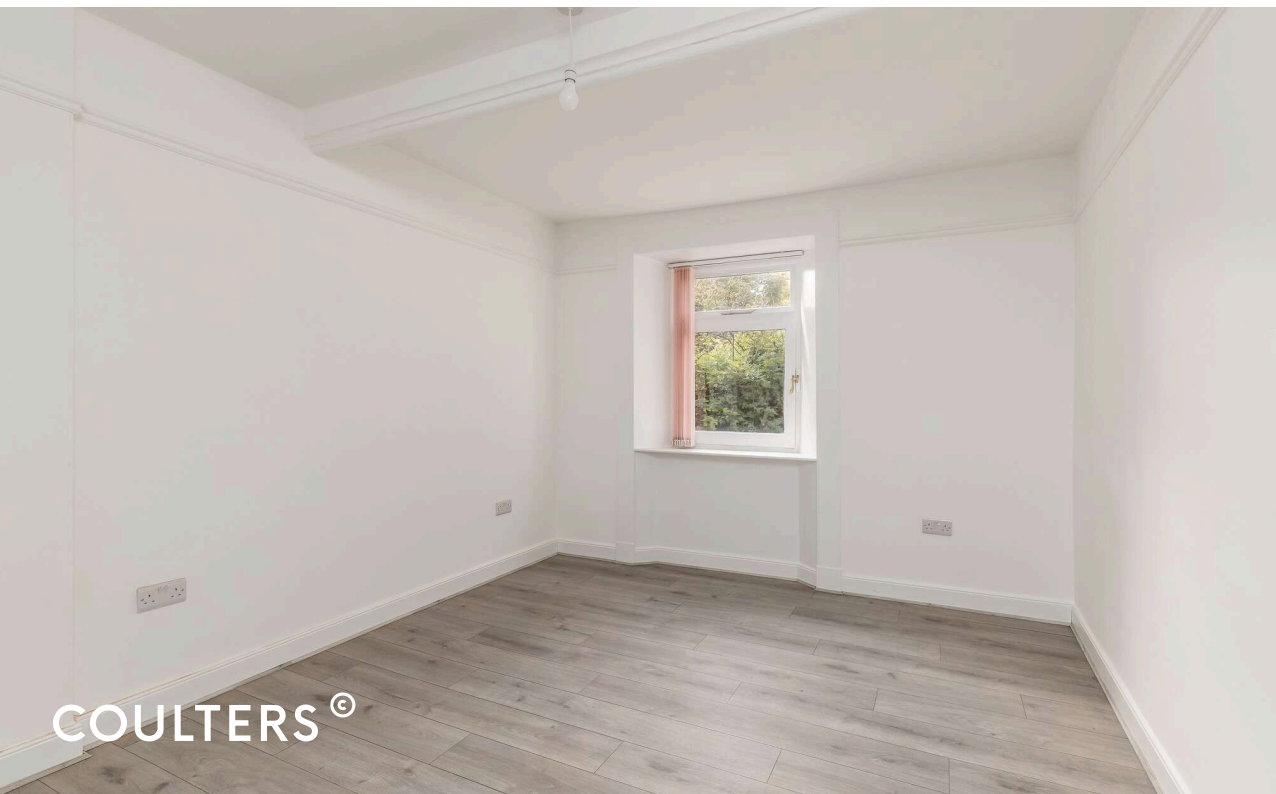




Recently renovated, the bright and spacious accommodation offers a welcoming entrance vestibule leading into the property, a sitting room with dual aspect windows and an open fireplace, and a kitchen fitted with a good range of units and integrated appliances.

There are three well-proportioned double bedrooms, a shower room and a separate WC.





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 floor coverings, blinds, light fittings, gas hob, double oven, microwave, fridge, freezer, dishwasher, washing machine and the tumble dryer are included in the sale price.

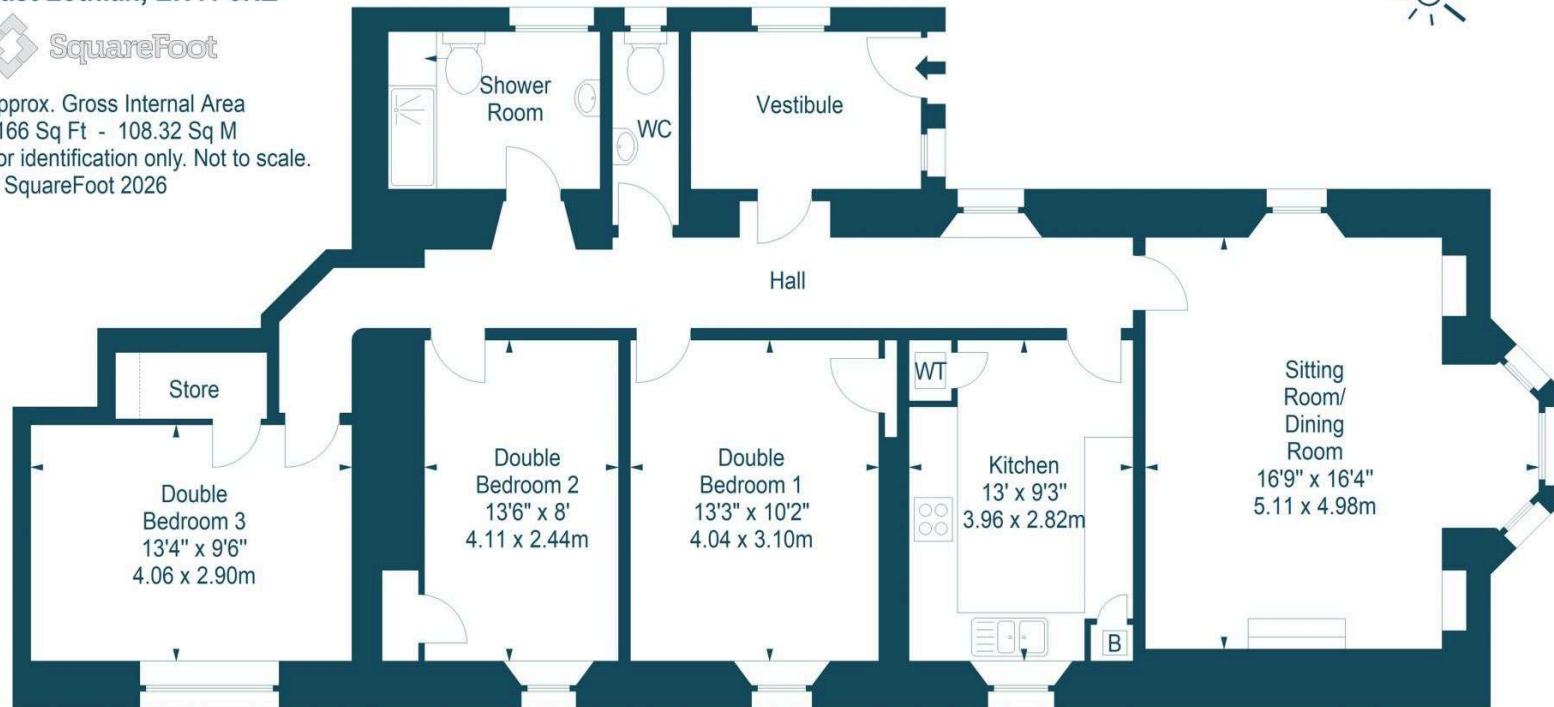
HOME REPORT VALUATION: £270,000



Station Road,
Haddington,
East Lothian, EH41 3NZ



Approx. Gross Internal Area
1166 Sq Ft - 108.32 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

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.