

COULTERS[©]

56 LONG CRAM

HADDINGTON, EAST LOTHIAN, EH41 4NS

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Peacefully positioned in the popular market town of Haddington, 56 Long Cram is an attractive three bedroom semi-detached house, ideally located within easy walking distance of the town centre and its excellent range of local amenities, whilst also offering convenient access to Edinburgh.

The property offers bright and well presented living space, complemented by a landscaped private garden, detached private garage and driveway parking.

KEY FEATURES



Modern semi-detached house in popular residential area



Three bedrooms, all with built in storage



Delightful low maintenance private garden



Detached garage and driveway parking



Peacefully located close to local amenities and transport links



Well presented accommodation with permission to extend



EPC Rating - C



Council Tax Band - E



The well proportioned accommodation comprises a welcoming entrance hall; a spacious sitting room with an open connection to a stylish kitchen/dining room, fitted with a good range of modern units and integrated appliances, with doors leading directly to the rear garden. A carpeted staircase leads to the first floor, where there are three well proportioned bedrooms, all benefiting from built-in storage, together with a modern family bathroom.

The property is fitted with double glazing, a newly installed gas boiler and an EV charging point. The property also benefits from planning permission for a significant rear extension, to provide an additional room, a utility, shower room and WC, further details are available via the East Lothian Council planning website under application number 25/00097/P.





COULTERS ©

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, both of which are within a 5 minute walk. 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, microwave, dishwasher and the washing machine are included in the sale price. The garden store is available by separate negotiation.

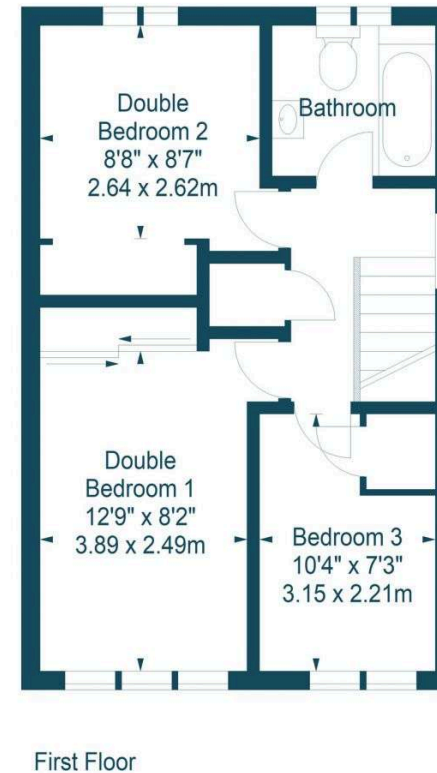
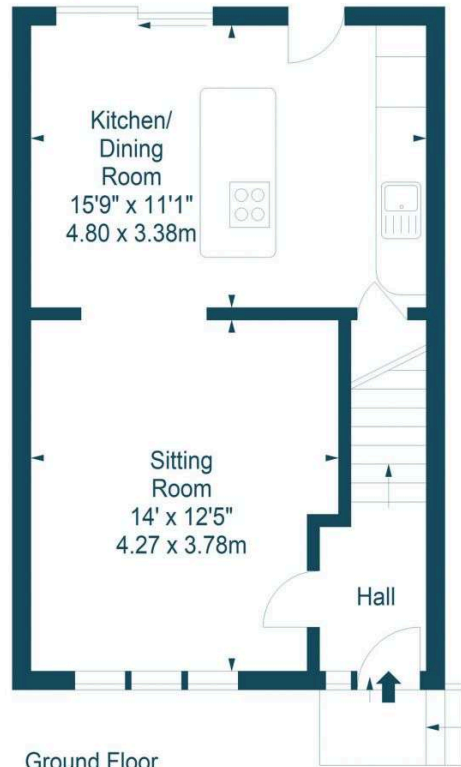
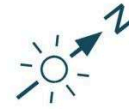
HOME REPORT VALUATION: £280,000



Long Cram,
Haddington,
East Lothian, EH41 4NS



Approx. Gross Internal Area
812 Sq Ft - 75.43 Sq M
Garage
Approx. Gross Internal Area
171 Sq Ft - 15.89 Sq M
For identification only. Not to scale.
© SquareFoot 2026



GET IN TOUCH



www.coultersproperty.co.uk



01620 671837



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.