

5 Meadowpark

HADDINGTON, EAST LoTHIAN, EH41 4DS



A charming first-floor period flat with its own private entrance and rear garden, offering well-presented accommodation with scope to add your own style



0131 524 9797



www.mcewanfraserlegal.co.uk

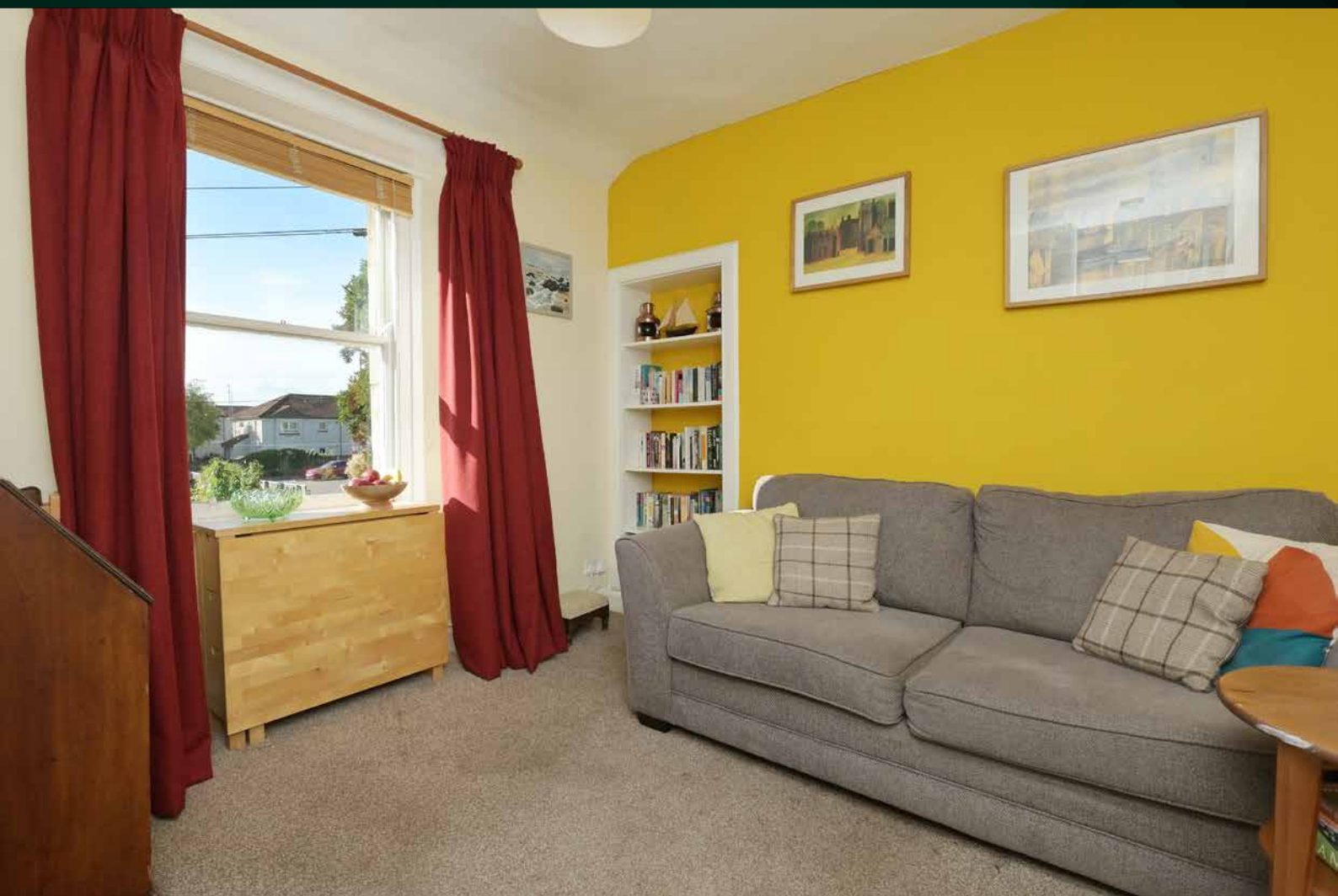


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this attractive first-floor period flat, pleasantly situated on Meadowpark in the popular East Lothian town of Haddington. The property benefits from its own private entrance and a private rear garden, both excellent features at this price point. Well-presented and perfectly comfortable in its current condition, there is also scope for a new owner to upgrade and add their own style over time.

THE LIVING ROOM



Internally, the accommodation is well proportioned and comprises a welcoming entrance and stairway leading to the first floor. The living room is compact but comfortable, finished in neutral tones and providing an ideal space to relax.

THE KITCHEN



The kitchen has a range of base and wall-mounted units arranged around freestanding appliances, offering practical storage and workspace while also providing scope for future upgrading.





The bedroom is a generous double, neutrally decorated and carpeted. The bathroom is tiled and fitted with a white suite, including a shower over the bath.

The property further benefits from gas central heating.

THE BATHROOM



THE BEDROOM

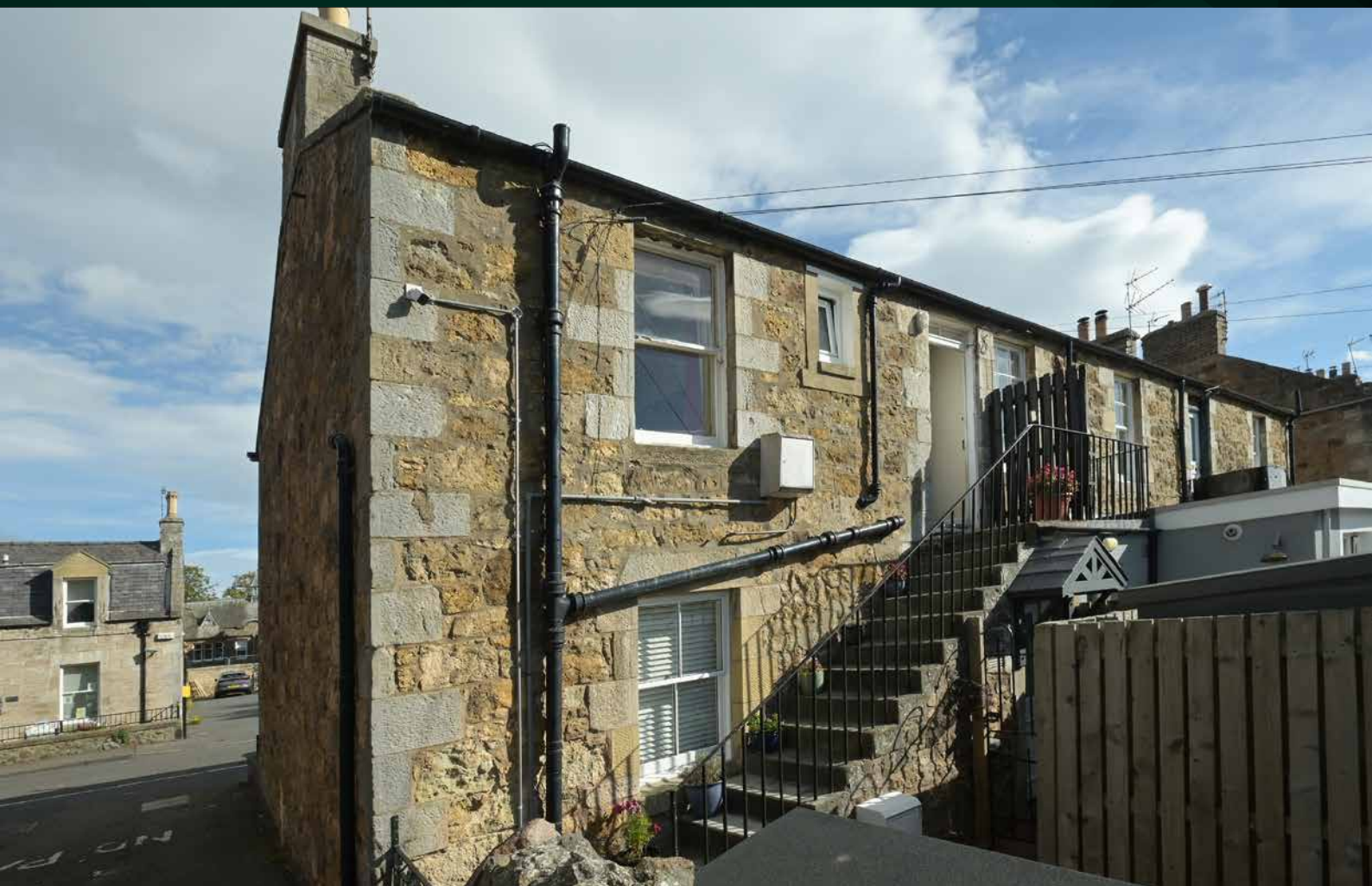


a generous double, neutrally decorated and carpeted

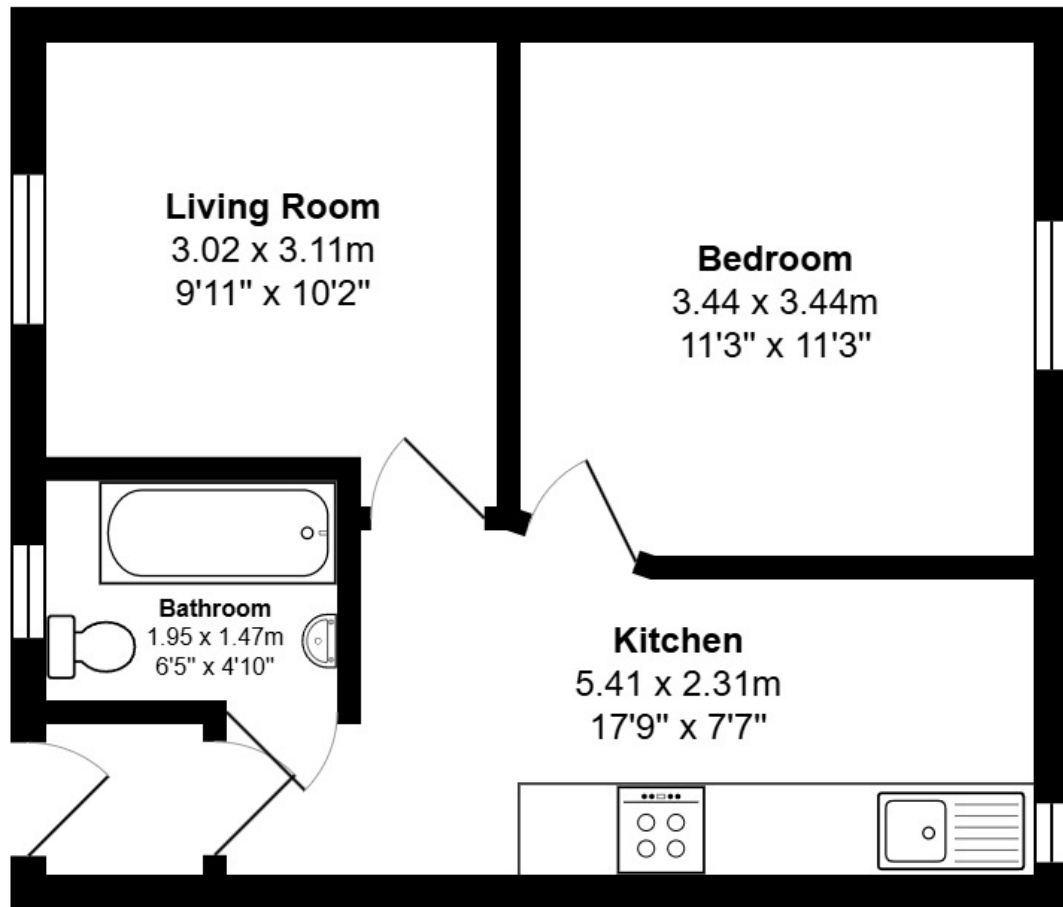


With a generous double bedroom, private entrance and private garden in a quiet street, this would make an ideal starter flat for a first-time buyer or an attractive proposition for an investor. The location benefits from excellent local amenities and pleasant walks along the River Tyne.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 40m² | EPC Rating: D



THE LOCATION

Meadowpark is situated within the popular East Lothian town of Haddington, a well-established and highly regarded location offering an excellent balance of local amenities, schooling, green space and convenient access to Edinburgh. The area is particularly popular with families and commuters looking for a quieter setting while remaining well connected to the capital and the wider East Lothian area.





Haddington has a thriving town centre with an excellent range of independent shops, cafés, restaurants and everyday services, together with supermarkets, medical facilities and a variety of leisure and community amenities. The town retains plenty of historic character, particularly around its traditional High Street, while the surrounding countryside and nearby River Tyne provide attractive opportunities for walking and outdoor recreation. Families are well catered for with a choice of local primary schooling and Knox Academy providing secondary education within Haddington. The town also offers a good selection of sports and leisure facilities, including Haddington Golf Club, local playing fields and the Aubigny Sports Centre.

Haddington is particularly well placed for commuting, with the A1 providing straightforward road access towards Edinburgh and throughout East Lothian. Regular bus services connect the town with Edinburgh and surrounding communities, while rail services are available from nearby stations including Drem and Longniddry. The location also provides easy access to East Lothian's renowned coastline, beaches and golf courses, making Meadowpark an attractive base for enjoying everything the area has to offer.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.