


GARDEN STIRLING BURNET

# 30/1 MARKET STREET

HADDINGTON, EAST LOTHIAN, EH41 3JE

1 | 2 | 1





## PROPERTY SUMMARY

Enjoying a central Market Street position in Haddington, this traditional two-bedroom flat offers bright, comfortable accommodation with handsome period proportions and a practical layout suited to a range of buyers. A welcoming hall connects all rooms, leading to a generous living and dining room with ornate cornicing, a decorative fireplace and large windows. The separate kitchen has been updated in a clean modern style with good storage and worktop space, while both bedrooms are well-proportioned. The bathroom has also been renovated with a modern three-piece suite, giving the home an appealing balance of character and everyday convenience. Gas central heating and single glazing add further comfort, and the property also benefits from on-street permit parking nearby.
Extras: All fitted floor coverings, light fittings and washing machine are included in the sale.

## FEATURES

- Traditional flat within Haddington town centre
- Bright, comfortable interior with period character
- Long entrance hall connecting all accommodation
- Generous living and dining room with ornate cornicing
- Decorative fireplace in the main reception room
- Modernised kitchen with good storage and worktop space
- Large windows bringing in good natural light
- Two well-proportioned bedrooms
- Renovated bathroom with modern three-piece suite
- On street permit parking
- Gas central heating and single glazing

# 30/1 MARKET STREET

HADDINGTON, EAST LOTHIAN, EH41 3JE







360°

**CLICK HERE**

for a virtual tour of the property

**Traditional flat with two bedrooms, good proportions and an updated kitchen.**







## Haddington, East Lothian

The Royal Burgh of Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large supermarkets.

With its history deeply rooted in agriculture, the town retains a thriving market spirit. It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town. East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes.

For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Haddington offers a range of state and independent schools for early years, primary, and secondary education. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.







OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

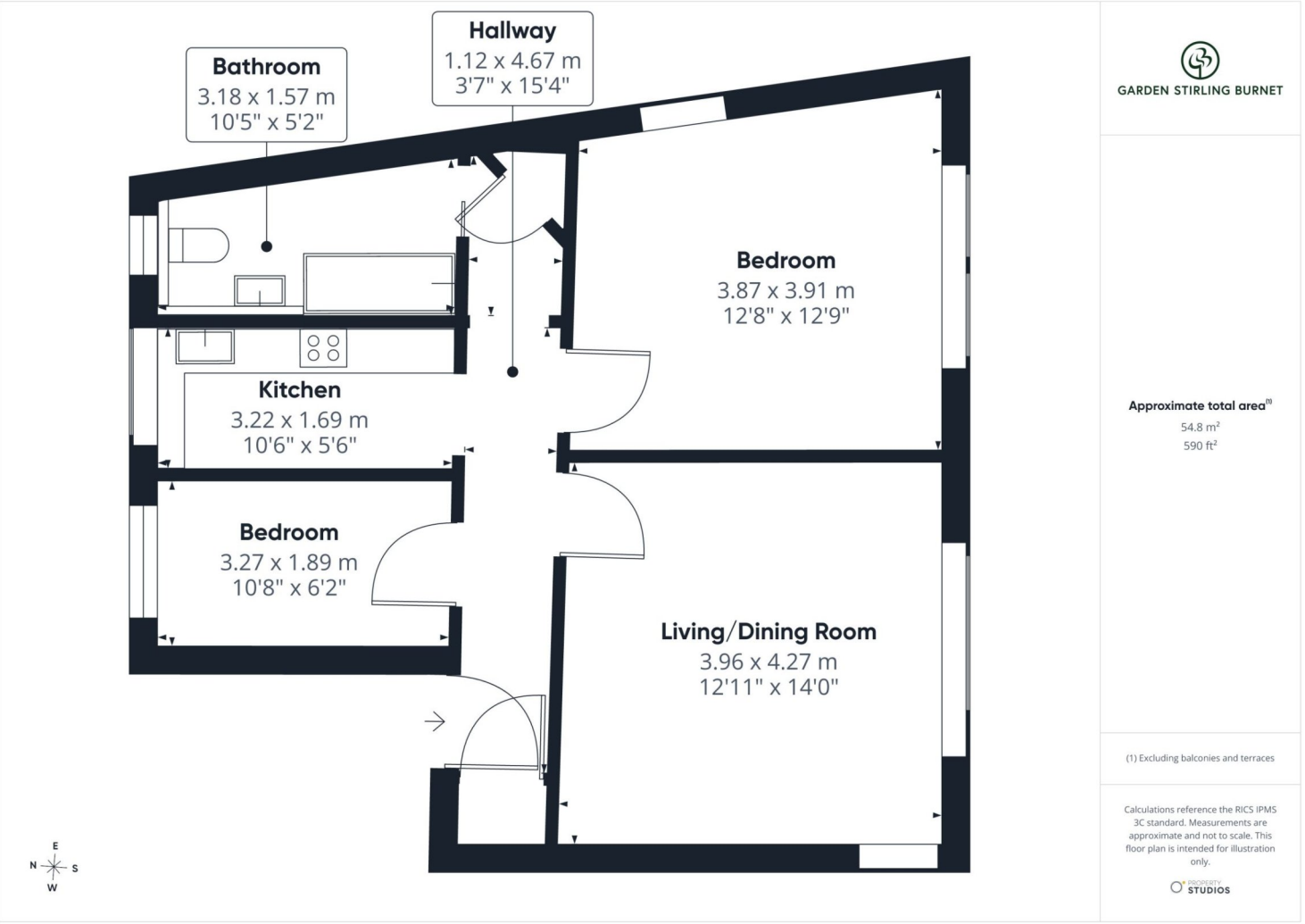
espc

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

# FLOORPLAN




GARDEN STIRLING BURNET

Approximate total area(1)
54.8 m²
590 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

EPC RATING D

COUNCIL TAX BAND C