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73a Market Street, Haddington, East Lothian, EH41 3JJ

Traditional, One-Bedroom, Second-Floor (Top) Flat, with a Private Terrace

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Property Description

Beautifully presented and spacious, one-bedroom, second-floor (top) flat, with a private terrace. Forming part of an impressive B-listed building, located in the heart of the picturesque county town of Haddington, East Lothian.

Comprises an entrance hallway, open-plan living/dining room and kitchen, a double bedroom, and a bathroom.

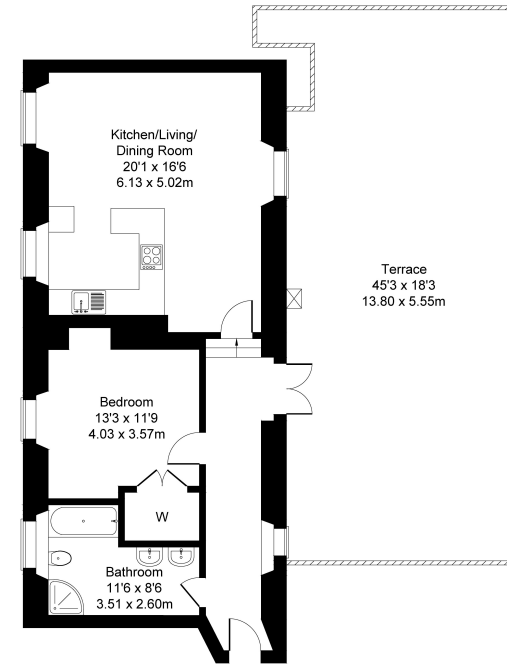
Highlights include a modern fitted kitchen, a particularly generous bathroom with a separate shower cubicle, and a large private roof-top garden terrace.

In addition, there is gas central heating, sash and case windows, two loft spaces, a secured entry system, and optional permit street parking.

A bright hallway gives access throughout and features modern, wood-effect flooring and a secured entry system handset, whilst a window and French patio doors to the private terrace add superb natural light. The impressive reception room offers ample space for lounge and dining furniture, and includes carpeted flooring, tall ceilings and dual-aspect, natural light. The kitchen features stone-effect worktops, a breakfast bar, with matching upstands, a sink with a drainer, an integrated electric oven and a washing machine. A good-sized bedroom includes a built-in wardrobe, press recess, carpeted flooring and a TV point. The spacious bathroom is fitted with twin hand basins, a bath, a shower cubicle with a mains mixer, and tiled splash areas.



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Approximate Gross Internal Area: (700 sq ft - 66 sq m.)



Second Floor

Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Haddington is the historic county town of East Lothian, and offers an excellent range of traditional high-street and grocery-store shopping, well-regarded schooling at all levels, and a wide selection of leisure and recreational facilities. These include a modern swimming pool/leisure complex, 18-hole parkland golf course, numerous sports and social clubs, and a variety of youth organisations. There are

peaceful riverside walkways, and the town is surrounded by the rolling East Lothian countryside, with the Lammermuir Hills to the south and a fine coastline to the north, both easily accessible. Located just off the A1, the property lies in a convenient location for easy commuting to Edinburgh, the Borders and Northumberland.





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