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26 St Martins Place, Haddington, East Lothian, EH41 4NF

Light & Spacious, Two-Bedroom, Mid-Terrace Home with Private Garden & Driveway

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Property Description

Light and spacious, two-bedroom, mid-terrace home with a garden and driveway. Located in an established residential area in the historic country town of Haddington, East Lothian.

Comprises front and rear vestibules, a living room, dining/kitchen, inner and first floor halls, two double bedrooms, and a shower room.

Features include a fitted kitchen with appliances; and good integrated storage, including a loft and two walk-in stores. In addition, there is modern gas central heating (recent boiler fitted 5/23), double glazing, and a bright shower room.

Externally, the property benefits from a low-maintenance westerly facing garden incorporating a patio area, store shed and an optional paved driveway.

Set on the southern edge of the town with easy access to rural walks, this quiet residential development provides ample residential parking and shared green spaces.

The main access is from the westerly facing garden, which leads into a welcoming vestibule offering cloak space and opening into the dining/kitchen. A spacious public room features carpeted flooring for the dining area, easy maintenance flooring for the kitchen space, a pass-through to the lounge and access to a deep under-stair storage cupboard. Set to the front of the room, fitted units and worktops include a sink with a drainer, a washing machine and an electric cooker unit.

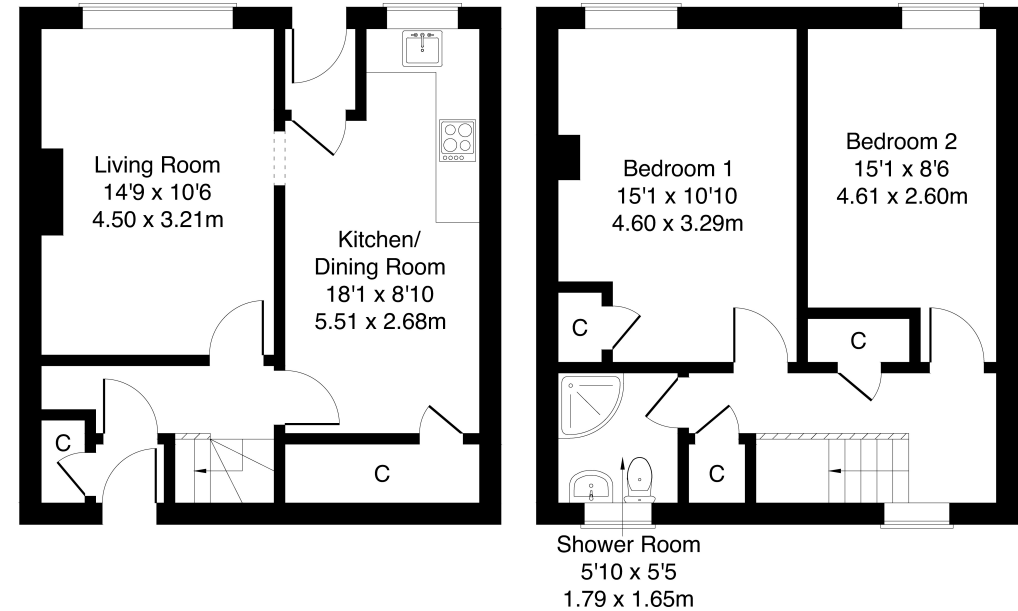
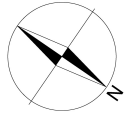
An inner hall connects the kitchen with the lounge, carpeted stairway, and the secondary entrance. Also westerly facing is a bright, carpeted lounge, which includes a modern feature fireplace and a central pendant light fitting. The secondary vestibule gives 'off street' entry from the shared 'village green' to the easterly facing aspect, and has access to the second walk-in store cupboard.

On the first floor, two well-proportioned double bedrooms overlook the garden and include carpeted flooring, pendant light fittings, and pleasant rural views. Completing the accommodation, a bright shower room has a modern corner cubicle with an electric shower unit, and contemporary wall panelling.



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Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



Ground Floor

First 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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