



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

26 St Martins Place, Flaceing ton,

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

ESpc rightmove

Zoopla

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 drivewav.

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 passthrough 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.

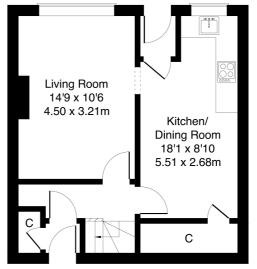
An inner hall connects the kitchen with the lounge, carpeted stairway, and the secondary entrance. Also westerly facing is a bright, carpeted lounge, which includes a modern feature fireplace and a central pendant light fitting. The secondary vestibule gives 'off street' entry from the shared 'village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

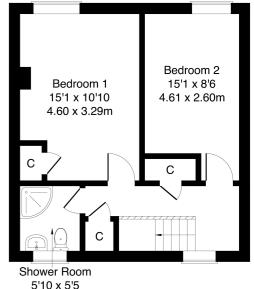
On the first floor, two well-proportioned double bedrooms overlook the garden and include carpeted flooring, pendant light fittings, and pleasant rural views. Completing the accommodation, a bright shower room has a modern corner cubicle with an electric shower unit, and contemporary wall panelling.

ጉmov⁸ 26 St. Martins Place, Haddington, EH41 4NF

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.

1.79 x 1.65m

Area Description

Haddington is the historic county town of East Lothian and offers an excellent range of traditional high-street and grocery-store shopping, wellregarded 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.



















Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors









These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.