



80/3 High Street, Haddington, East Lothian, EH41 3ET

Light & Well-Presented, One-Bedroom, Third (Top) Floor Flat

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Property Description

Light and well-presented, one-bedroom, third (top) floor flat, forming part of a 'B' listed stone-built terrace. Located in the heart of the historic and picturesque county town of Haddington, in East Lothian.

Comprises an entrance hall and stairway, an upper hall, a living room, a kitchen, a double bedroom, and a bathroom.

Highlights include a fitted kitchen with appliances, a generous bathroom, skylight windows, and skyline views from the south-facing dormer windows.

In addition, there is gas central heating, quality wood flooring, spotlighting, a walk-in store cupboard, and a secured entry system.

A duplex-style entrance features a hall with space for outerwear and gives access to a carpeted stairway with a built-in store cupboard and a skylight window. The main level hall then gives access throughout the property and features a walk-in store cupboard and a secured entry handset.

Set to the front is a flexible living room, including quality flooring, light decor, recessed spotlighting, and a bay-style window with vibrant views over the High Street and a skyline of the countryside.

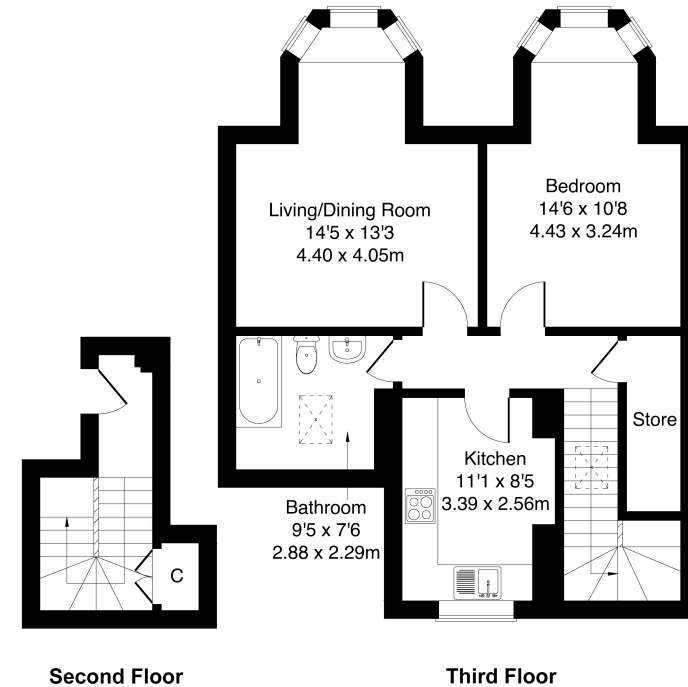
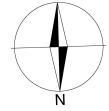
Rear-facing, a good-sized kitchen features stone-effect worktops, a sink with a drainer; a freestanding washing machine, fridge and freezer; and an integrated electric oven and hob.

Set to the front, a double bedroom mirroring the lounge, offering generous space for freestanding furnishing, and features quality flooring and spotlighting. Completing the accommodation, a spacious bathroom is fitted with a three-piece suite, including a shower unit over the bath, tiled splash walls and a skylight window.



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Approximate Gross Internal Area: (689 sq ft - 64 sq m.)



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, an 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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