



43/4 Market Street, Haddington EH41 3JE



Second Floor Flat  
Living Room  
Kitchen / Breakfast Room  
2 Bedrooms  
Bathroom  
Resident Permit On-Street Parking  
Offers over £130,000



Well presented second floor two bedroom flat in a tastefully renovated B-listed building in the centre of Haddington. Ideal purchase for a first time buyer.



## Location

The historic market town of Haddington lies on the River Tyne approximately 18 miles east of Edinburgh and is quietly located within the heart of East Lothian's attractive countryside. The town centre itself enjoys an excellent range of shopping facilities, bars, restaurants, medical/dental and veterinary practices. Educational facilities are available in the town catering for children from nursery age to secondary school with the highly respected Knox Academy. For those seeking leisure pursuits there are delightful walks along the River Tyne, a golf course, thriving rugby club, tennis and bowling clubs together with a sports centre and swimming pool. Haddington offers a variety of local and cultural activities generated by the lively local community.

## General Information

A Home Report is available for this property. It can be downloaded from [esc.com](http://esc.com) or requested from Forsyth Solicitors.

The Home Report Valuation is £135,000.

The property has mains water, gas, electricity, phone and broadband. Gas central heating.

The approximate size is 46m<sup>2</sup> and it was built around 1690. It is rated EPC C and Council Tax Band C.

## Viewing

Call 07757 970 850 or submit an ESPC Viewing Request (Mailbox monitored and viewings arranged at the weekend.)





## HALL

With doors leading into the living room, the two bedrooms and the bathroom. Cupboard.

## LIVING ROOM

A bright and spacious living room. Lit by a traditional south-facing sash-and-case window, the living room is arranged around a charming feature fireplace flanked by an original Edinburgh Press. Door into kitchen.

## KITCHEN

The sunny kitchen is fitted with an excellent range of modern wall and base units with worktop space and matching splash-back panelling. Electric oven with gas hob, fridge dishwasher and washing machine.

## BEDROOM ONE

The larger bedroom features a characterful fireplace surround and an Edinburgh Press. Window over courtyard.

## BEDROOM TWO

Built-in shelving. Window over rear courtyard.

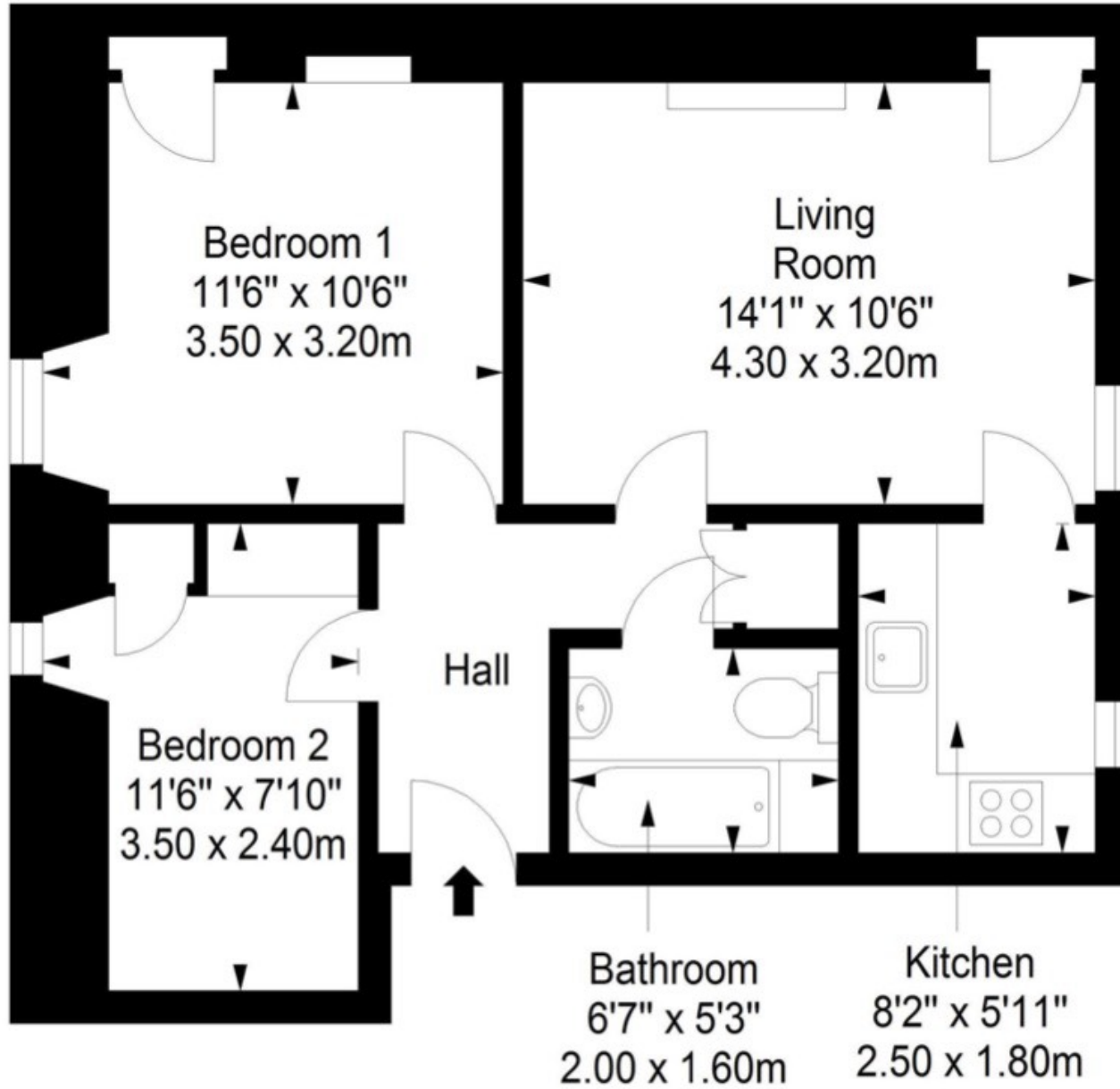
## BATHROOM

With bath, over-bath shower, wc and wash hand basin.









## Fixed Price Estate Agency

Under 250k £1000 + VAT Over £250k £1500 +VAT

[dg@forsythsolicitors.co.uk](mailto:dg@forsythsolicitors.co.uk) or call 07757 970 850

**Forsyth Solicitors**  
46 High Street  
Haddington EH41 3EE  
DX: 540743 Haddington  
Tel: 01620 824045  
Fax: 01620 825790

