




McEwan Fraser Legal

Solicitors & Estate Agents

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HADDINGTON, EAST LOTHIAN, EH41 3AE



HADDINGTON

The historic market town of Haddington lies on the River Tyne, approximately eighteen miles east of Edinburgh and situated in the heart of East Lothian's attractive countryside.

The town itself offers an excellent range of local shops, a sports centre with swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington offers a wide range of social and cultural activities generated by the lively local community including concerts in the magnificent 14th Century St Mary's Parish Church.

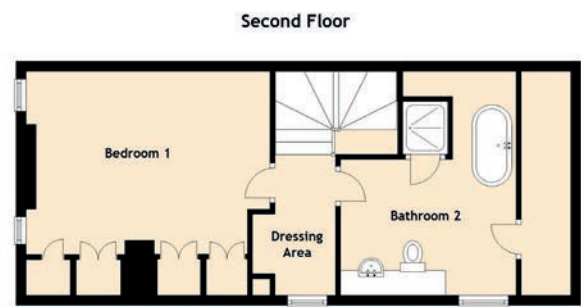
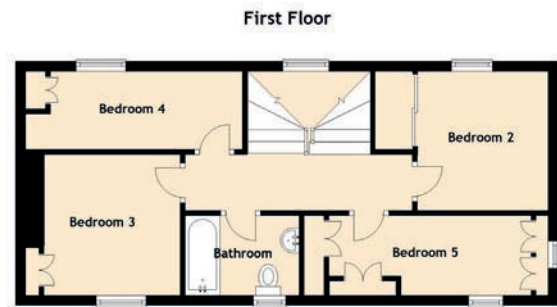
Edinburgh City Centre, the Fort Kinnaird Leisure and Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport and motorway links to the north, south and west are all easily accessible via the A1. The A1 expressway to Dunbar also provides easy access to the south. Recreational activities include an eighteen-hole golf course with more in the surrounding area, bowling greens, squash, rugby and a sports centre with swimming pool. Within close proximity, there are many walks that can be enjoyed, including the Lammermuir Hills, John Muir Country Park, the nature reserve at Aberlady and several more around East Lothian's stunning coastline. Situated just off the A1 means Haddington is only thirty minutes from Edinburgh by road and there are regular bus services together with rail links from Drem, Longniddry and Dunbar. This family home has all town centre amenities, primary schools and Knox Academy within easy walking distance.

59 COURT STREET



McEwan Fraser legal is delighted to bring to the market this deceptively spacious detached, five bedroom, 17th Century house. History shows this B Listed home as being once a gatehouse to the town of Haddington, now, modernised for present day family living whilst retaining the charm of the period. Thick stone walls and astragalled secondary glazed windows provide quiet and seclusion unexpected of its central position. This spacious family home is arranged over three floors and retains much of its original character and most windows are original with deep sills. The lounge is a comfortable space for family and friends to gather around the feature stone fireplace and wood-burning stove. A door to the garden and windows to three aspects ensure an abundance of natural light. A large under stair area has been sectioned off with folding doors and power and would be ideal as a play room or study. The dining kitchen again provides windows to three aspects and includes a range of fitted wall and base units with complementary worktops along with ample space for table and chairs. Excellent use has been made of available space for storage on this level and is utilised to house washing machine and tumble dryer. A carpeted staircase rises to the first floor to find four bedrooms and the family bathroom. Three of the bedrooms have built-in wardrobes. The bathroom has the benefit of a shower over the bath. The staircase continues to the second floor. An attractive conversion by the current owners has resulted in a large master suite bedroom, dressing area and bathroom. The quirky stone wall with small windows on the gable end add a sense of period drama whilst the room delivers modern comfort. The dressing area and the master bathroom add the wow factor. Externally, the south facing walled garden is delightfully private and offers a space for off street parking.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.85m (15'11") x 4.37m (14'4")
Kitchen/Dining Room	4.87m (16') x 3.96m (13')
Bedroom 1	4.90m (16'1") x 3.19m (10'5")
Bedroom 2	3.03m (9'11") x 2.63m (8'8")
Bedroom 3	3.11m (10'2") x 2.83m (9'3")
Bedroom 4	4.36m (14'4") x 1.57m (5'2")
Bedroom 5	3.77m (12'4") x 1.80m (5'11")

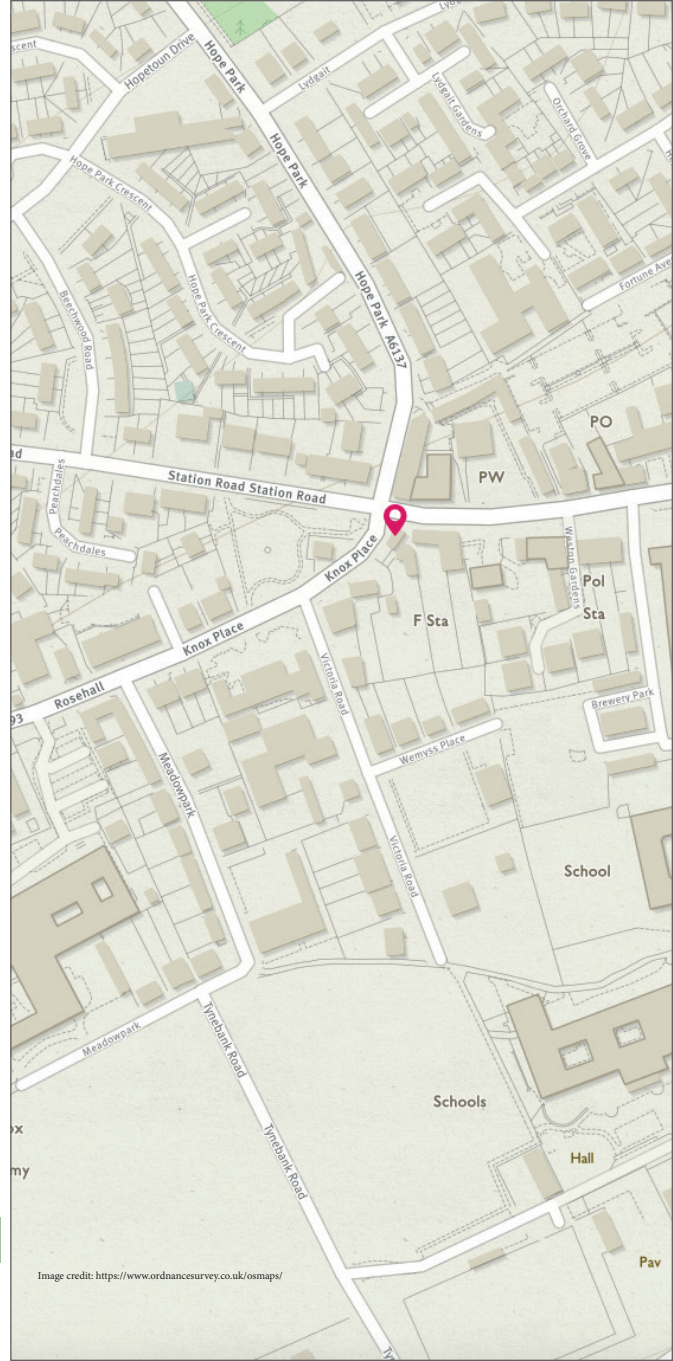
Bathroom	2.29m (7'6") x 1.77m (5'10")
Bathroom 2	4.11m (13'6") x 3.53m (11'7")

Gross internal floor area (m²) - 139m²

EPC Rating - D

Extras Included in the sale

All fitted carpets, floor coverings, curtains, blinds, light fittings and integrated white goods in the kitchen are included in the sale.





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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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