

2 Opera Close

COURT STREET, HADDINGTON, EAST LoTHIAN, EH41 3HB



*MCEWAN FRASER IS DELIGHTED TO PRESENT
THE SPACIOUS TWO-BEDROOM FLAT*



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McEwan Fraser is delighted to present the spacious two-bedroom flat that is ideally situated just back from the High Street in the centre of Haddington. The property is in excellent condition and offered to the market chain free.

Internally, the property boasts a contemporary kitchen with integrated appliances, a modern bathroom, two generous double bedrooms, quality floor coverings, and clean crisp décor throughout. The property shares a well-maintained common entrance with one other property and also boasts a private external storage shed. Overall, this would be an ideal acquisition for a buyer who is keen to find a home in true 'walk-in' condition.

The accommodation is focused on a stunning open-plan living room and kitchen. Naturally bright and hugely spacious, there is plenty of space for a large suite and a dining table. A new owner will have plenty of flexibility to create their idea entertaining space.









Bedroom one is a generous double with integrated storage and plenty of space for a full suite of free-standing bedroom furniture. Bedroom two is a further generous bedroom that also has integrated storage.





Bedroom 2

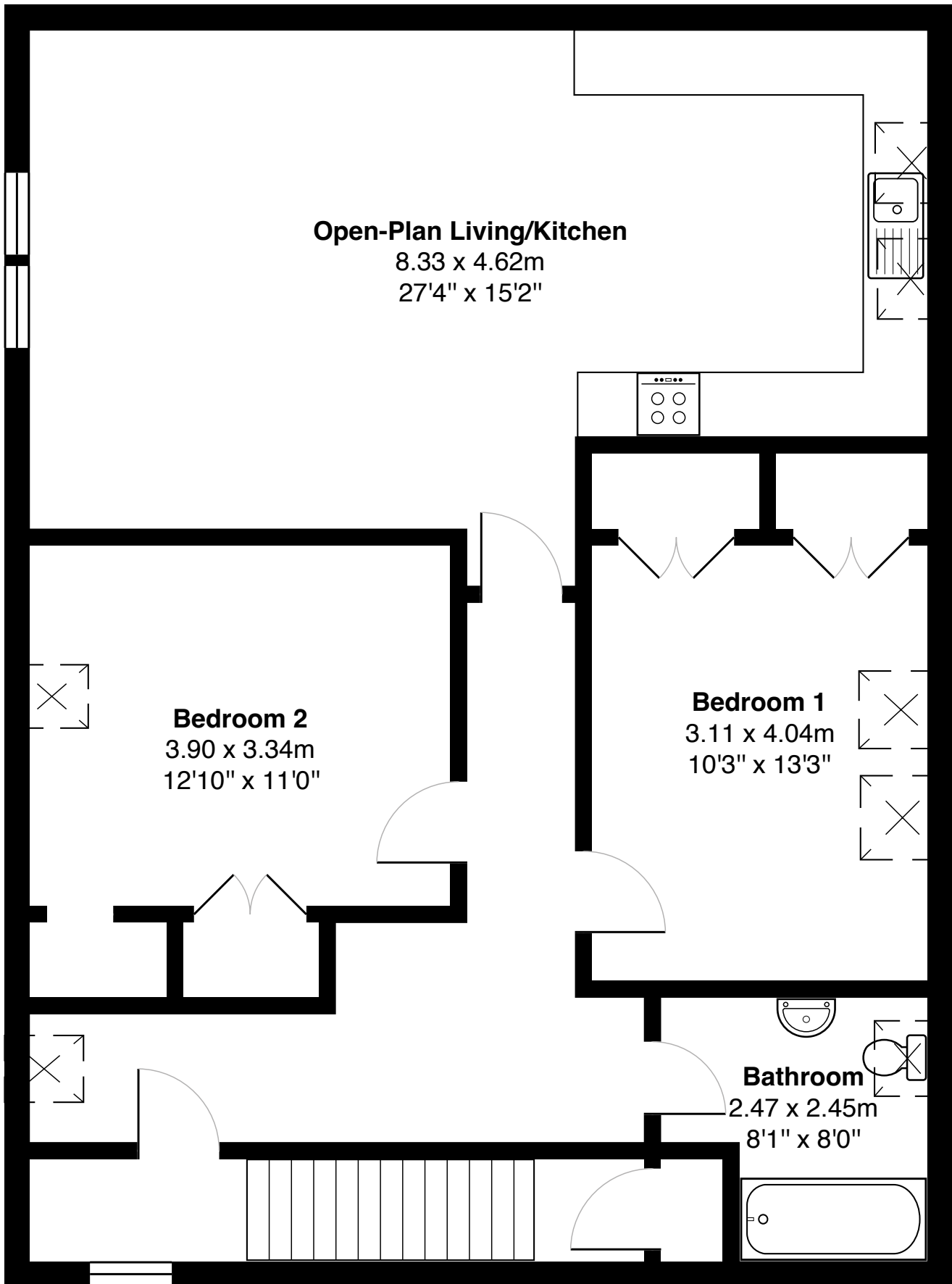




The modern bathroom has a white suite with a shower over the bath. All rooms are accessed from a large central hallway that has room for a separate study area if needed.







Gross internal floor area (m²): 84m²

EPC Rating: B



For extra warmth and comfort, the property boasts gas central heating and double glazing. Internal viewing will be essential to appreciate the proportions on offer in this charming flat.

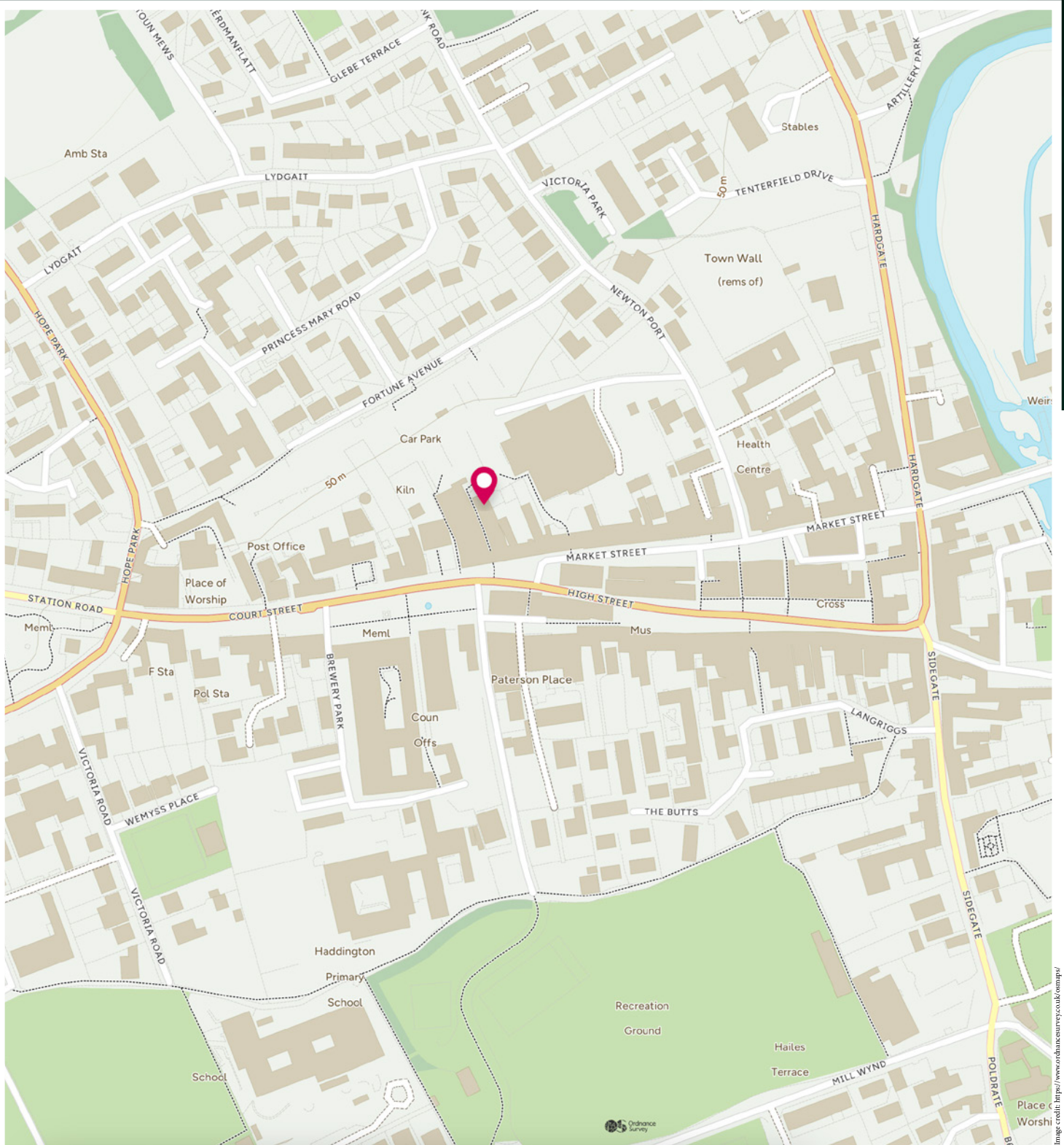




The historic market town of Haddington lies on the River Tyne approximately eighteen miles east of Edinburgh and is situated in the heart of East Lothian's attractive countryside. The town itself offers an excellent range of local shops, a sports centre with a swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington offers a broad 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 readily available via the A1. The A1 expressway to Dunbar also provides easy access to the south. Access to Edinburgh is via the A1 taking approximately thirty minutes to drive and there are train facilities at nearby Drem and Longniddry Stations and a frequent bus service. There are excellent public transport services to and from Edinburgh city centre and surrounding towns and villages including the coastline.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
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