

# 4 Somnerfield Court

HADDINGTON, EAST LoTHIAN, EH41 3RT



Stylish, fully renovated two-bedroom flat in walk-in condition with home office and bright south-facing living space



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this two-bedroom flat in Somnerfield Court, Haddington. Brought to the market in excellent, walk-in condition, this beautifully refurbished home is the perfect opportunity for first-time buyers.

Entering the property, you are greeted by a bright and welcoming hallway finished with stylish teakwood marble herringbone flooring, with underfloor heating. At the end of the hall, to the right, lies the spacious south-facing living room, flooded with natural light and ideal for relaxing or entertaining with neutral decor providing the perfect backdrop for bespoke design.

## The Property

The contemporary kitchen is equipped with sleek, integrated appliances, including an electric hob, oven, and extractor fan. It also features a full suite of free-standing appliances and is accented with modern LED uplighting. A multi-purpose utility room offering flexibility for today's lifestyle, perfect as a home office, music or creative space or simply a well-equipped utility area. Both rooms have underfloor heating.





The property boasts two generous double bedrooms, each featuring integrated wardrobes, and a modern three-piece family bathroom with underfloor heating. The entire flat has undergone a thoughtful renovation, creating a stylish and cohesive interior throughout.

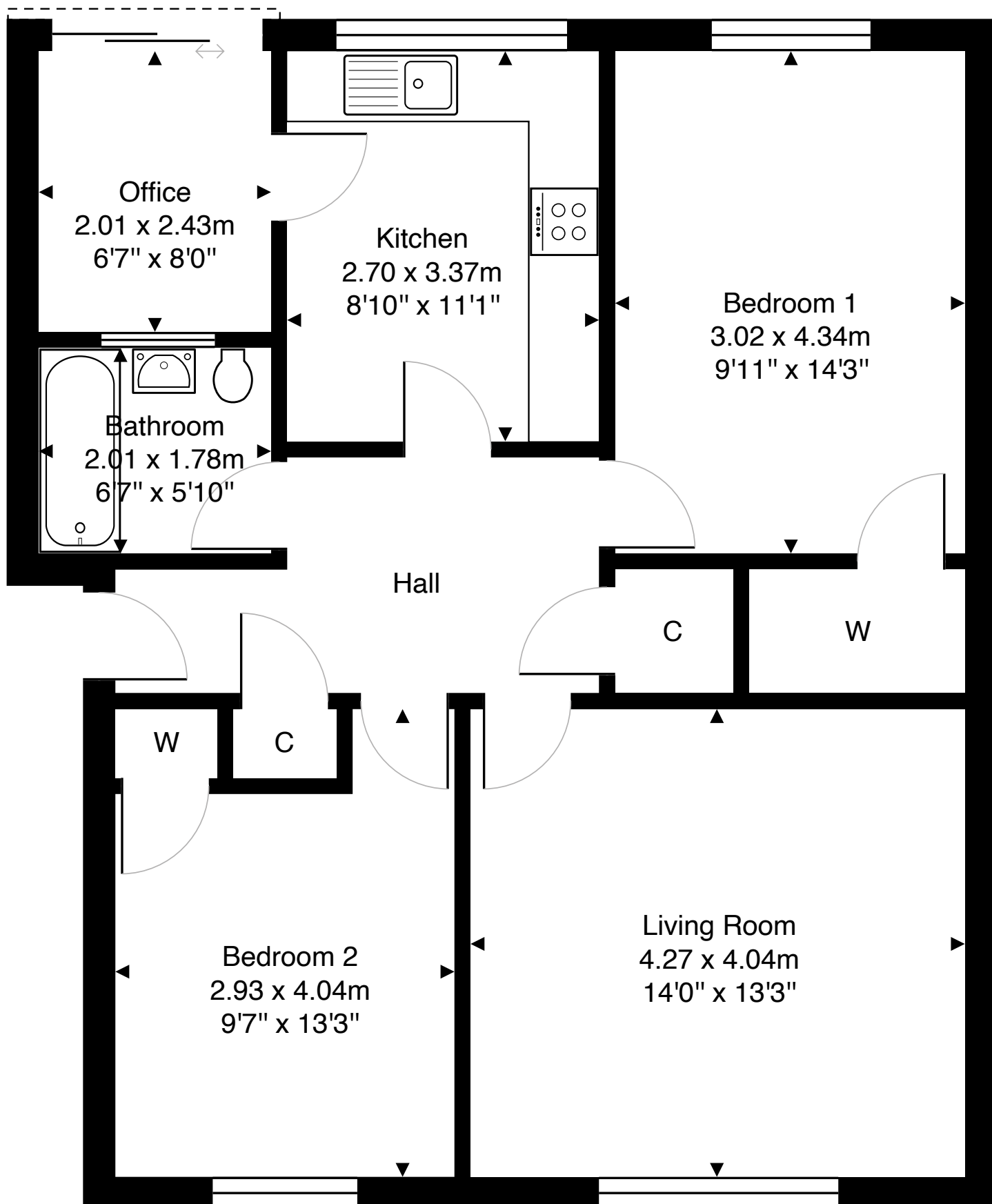




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>

EPC Rating: E

## Floor Plan



Externally, you'll find well-kept communal gardens and a generous allocated parking space to the rear left of the property, offering ample room for two vehicles.





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The historic market town of Haddington lies on the River Tyne approximately 18 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, 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.

There are good public transport services to and from Edinburgh City Centre and surrounding towns and villages including the coastline.

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## The Location

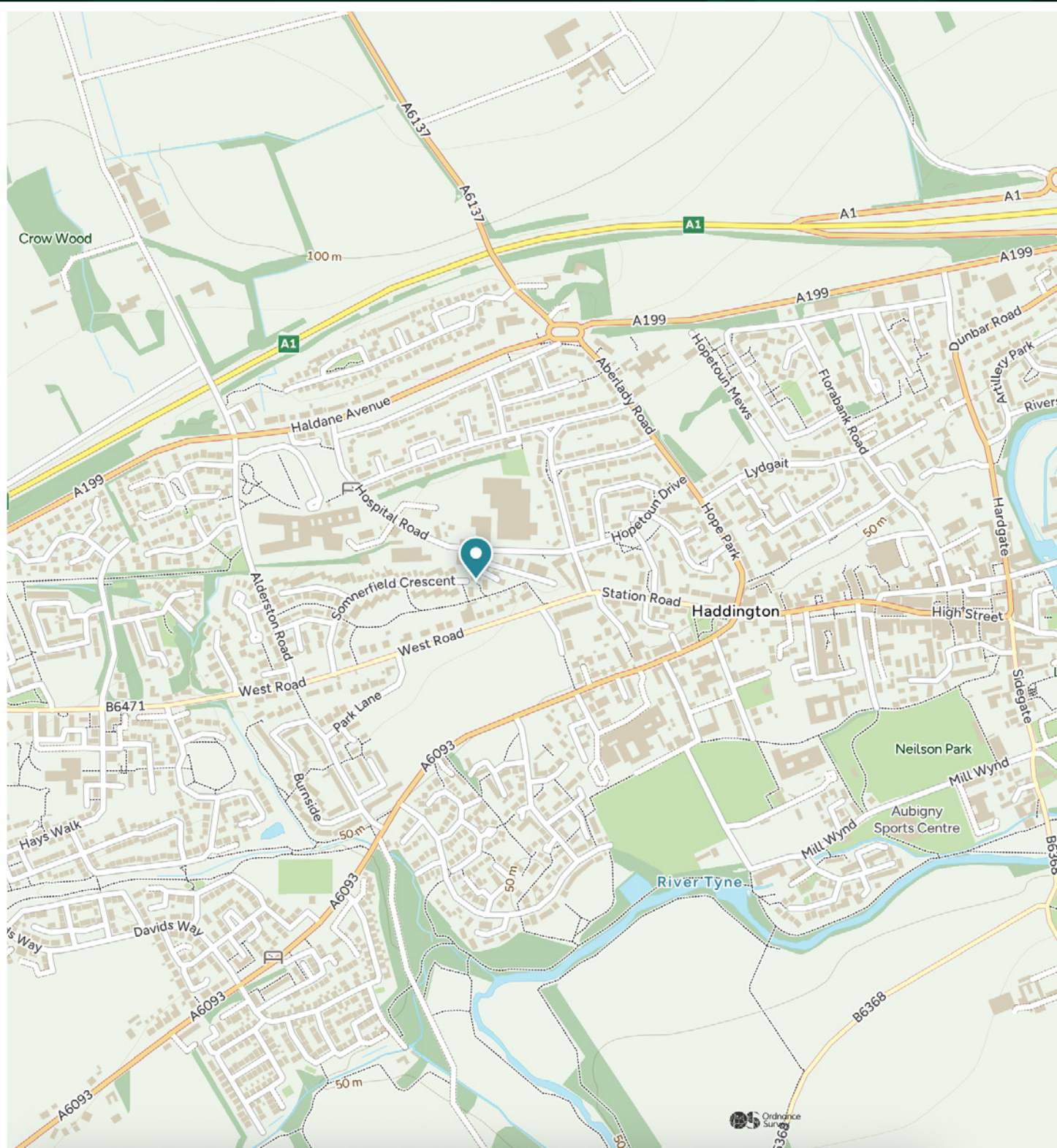


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**ANDREW DARCY**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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