



13 SIDEGATE

Haddington, East Lothian, EH41 4BZ



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A characterful, refurbished 4-bedroom home, with well laid out accommodation and a pretty, private courtyard garden. Very conveniently located less than 200m from Haddington's High Street and within close proximity of the county town's many amenities and easy commuting distance of Edinburgh.

Drem Station 4.5 miles, Longniddry Station 5 miles, Edinburgh 19 miles, Edinburgh Airport 28 miles (all distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting-Dining Room, Kitchen, Double Bedroom and an Understairs Cupboard.

First Floor: Landing, Principal Bedroom, Two further Double Bedrooms, Shower Room, Family Bathroom and a Linen Cupboard.

Courtyard Garden: The kitchen leads directly into a sheltered, beautifully paved private courtyard garden, with raised flower beds and space for outdoor seating.

Neighbouring Property: Please be aware that the adjoining property, 15 Sidegate, is available for sale separately and could be acquired alongside 13 Sidegate.



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4



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An Exceptionally Convenient Location:

13 Sidegate benefits from a remarkably convenient location close to Haddington's High Street, yet within easy commuting distance to Edinburgh city centre and the International Airport. The property boasts close proximity to Tesco's supermarket, cafes, restaurants, buses, River Tyne walks, Neilson Park, Poldrate Mill and the Aubigny Sports Centre.

There is a good local bus service with regular express buses (every 20 minutes) to Edinburgh's Princes Street and West End (X7, X6) from the High Street (about 45 minutes). The train stations at Longniddry or Wallyford also provide fast links to Edinburgh, with Dunbar on the east coast mainline linking with the south, Kings Cross and Penzance.

The surrounding coastal towns and villages of East Lothian with their golf courses, beaches, restaurants, and the Lammermuir Hills are easy to access.

An extensive range of shops can be found within a short walk of the property on the High Street with local supermarkets including a Tesco & Aldi supermarket, with independent shops, cafes and restaurants, and a monthly farmers' market.

Primary and secondary schools are available in Haddington with the independent sector catered for by the Compass School in Haddington and Belhaven Hill School in Dunbar, as well as Loretto School in Musselburgh and the numerous day and boarding schools in Edinburgh.

Beautifully Refurbished, 4 Bedroom Town House:

This is a modernised, B-listed, 200-year-old town house that feels like a homely cottage with a warm, welcoming personality.

13 Sidegate is approached via a wrought iron gate with a paved path leading to the front door of the property, which opens to an entrance vestibule and hall, giving access to the principal rooms on the ground floor. The sitting/dining room is a generous size, with two double glazed sash and case windows with working shutters and features decorative corning and an open fireplace under a wooden mantel.

The adjacent room is the kitchen with a range of wall and base mounted units, with a sink overlooking the rear courtyard garden. Modern appliances include a Beko oven and a four-ring gas hob with extractor fan above, washing machine and a half height fridge. A French door opens directly from the kitchen to the courtyard garden. Completing the accommodation on the ground floor is a generous double bedroom, with sash and case window overlooking the rear garden, with open bookshelves, shutters and an understairs cupboard.



Stairs ascend to the first floor and landing giving access to a large principal bedroom, featuring built-in wardrobes, an Edinburgh press and a decorative open fireplace under a wooden mantel. An adjacent shower room offers a walk-in shower cubicle with electric shower, WC and wash hand basin. At the end of the landing there is a double bedroom/study with built-in cupboard housing the gas boiler.

Opposite the landing is a further double bedroom, with decorative fireplace with wooden mantel, and a spacious linen cupboard with shelving. Completing the accommodation on the first floor is a family bathroom with bath, WC, wash hand basin and walk-in shower cubicle.

From the landing access can be made to an unfloored loft with some storage space.

Courtyard Garden:

From the kitchen there is access to a sunny, sheltered, courtyard garden, which has a fully paved patio, with space for a dining table and chairs to enjoy al fresco dining.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH41 4BZ.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains electricity, water, drainage and gas central heating.

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax

Band E.

EPC Rating

Band D.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.



Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

Misrepresentations

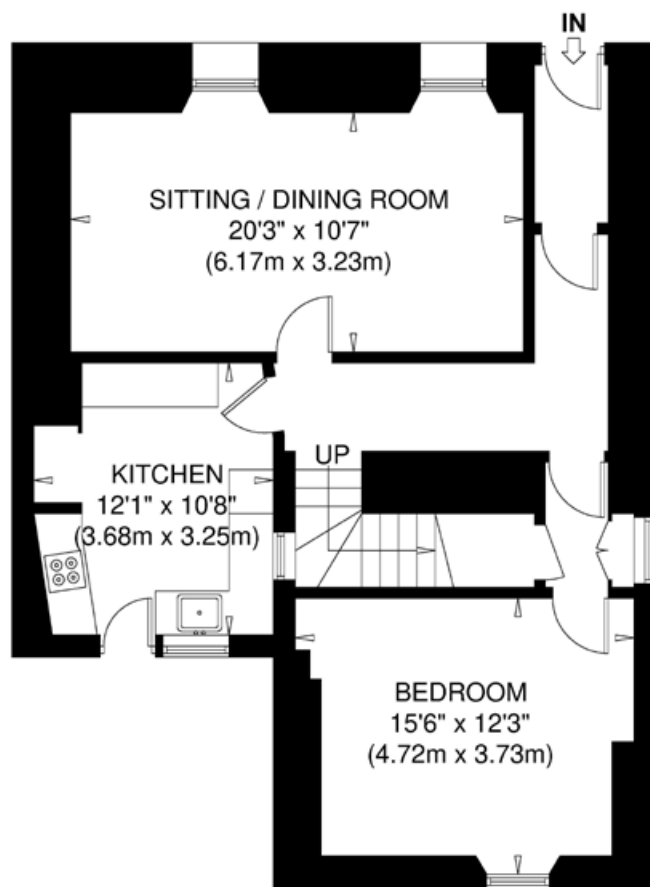
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

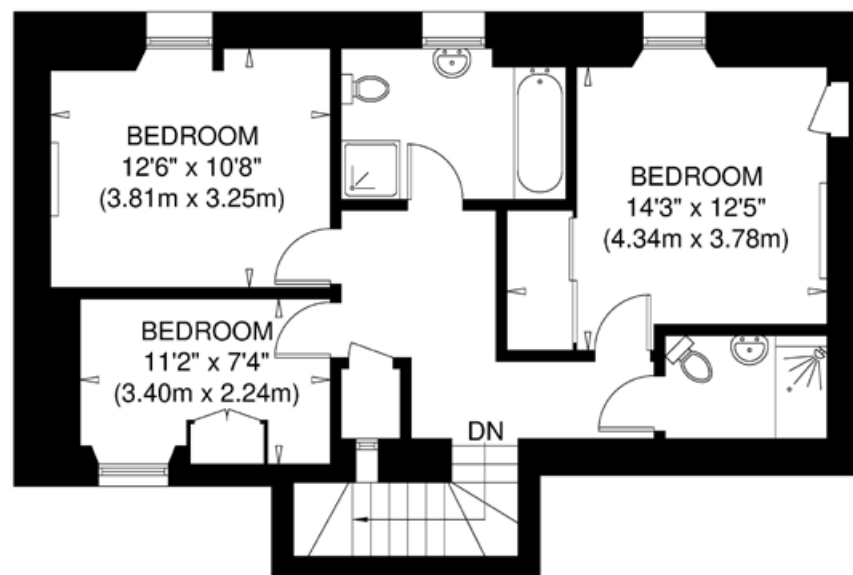
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 67.4 SQ M / 725 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 59.9 SQ M / 644 SQ FT

SIDEGATE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 127.3 SQ M / 1369 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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