



10 STATION AVENUE

Haddington, East Lothian, EH41 4EG



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A spacious 6-bedroom family home with a self-contained 1-bedroom annexe, ideal for multi-generational living or providing additional rental income. It features ample parking, a well-kept garden, and is situated within close proximity to Haddington's amenities and commuting distance to Edinburgh.

Haddington High Street 0.25 miles, Drem Train Station 5.2 miles, Edinburgh 17.9 miles, Edinburgh Airport 26.4 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting-Dining Room, Conservatory, Kitchen, Utility Room.

Annexe: Kitchen, Sitting Room, Double Bedroom and a Bathroom.

First Floor: Landing, Principal Bedroom with En Suite Shower, Four further Double Bedrooms, two of which share a Jack and Jill Shower Room, a Single Bedroom/Study and a Family Bathroom

Garden: A private rear garden which is predominantly laid to lawn, featuring a large, decked patio, perfect for alfresco dining. The garden has several herbaceous borders which are well stocked with mature shrubs and two separate paved patio areas.

About: 0.25 Acres



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Situation:

Haddington boasts an impressive range of amenities that make everyday living both convenient and enjoyable. Its vibrant High Street is home to a mix of independent boutiques, artisan cafés, traditional pubs, and well-known retailers, while a large supermarket, pharmacies, and medical and dental practices ensure all essentials are close at hand. The town is rich in leisure opportunities, with the modern Aubigny Sport Centre offering a swimming pool, gym, fitness classes, and sports courts, and the nearby Neilson Park providing expansive green space for walking, cycling, and outdoor play, in addition to lovely, accessible riverside walks. Cultural attractions include the historic St Mary's Parish Church, the John Gray Centre with its library and museum, and a thriving calendar of local events, markets, and festivals that underline Haddington's strong community identity.

Families have an excellent range of schooling options in and around Haddington. Alongside its well-regarded primary schools and Knox Academy, the town is home to The Compass School, an independent day school for younger pupils. Nearby Musselburgh offers the prestigious Loretto School, while Belhaven Hill in Dunbar provides day and boarding options for prep-aged children. Several of Edinburgh's leading independent schools are also within easy commuting distance, giving families outstanding choice at every stage. With such a comprehensive offering of education, amenities, and recreation—along with easy access to Edinburgh and the scenic East Lothian coastline—Haddington presents an ideal setting for a balanced, high-quality lifestyle.

General Description:

10 Station Avenue is set back from the street (a quiet cul-de-sac off the main road) and approached via a partially shared driveway; this impressive home enjoys excellent privacy and generous parking on its block-paved forecourt. The property features a handsome rendered façade beneath a tiled roof and benefits from double glazing throughout. A welcoming entrance vestibule leads through to the entrance hall, setting the tone for the well-presented and versatile accommodation within and benefits from underfloor heating running throughout the entire ground floor.

The ground floor offers superb living space designed for comfort and flexibility. A partially glazed door opens into a wonderful open plan sitting and dining room, filled with natural light and enjoying views to the garden on 2 sides as well as French door garden access. A door from the sitting area leads into a bright conservatory with tiled flooring and twin sets of French doors opening out to the rear and side garden.



The dining area offers ample room for a family table and connects directly to the kitchen, which is well equipped with an excellent range of wall and base units, modern appliances including a Bosch oven with grill, Siemens microwave, five-ring Bosch gas hob with extractor, and a freestanding Bosch American style fridge/freezer with plumber in ice-maker. A rear door opens onto the decking and garden beyond. Off the kitchen lies a useful utility room with further storage and plumbing for a washing machine.

Returning to the entrance hall, there are two generous storage cupboards, a cloakroom, and access to a self-contained annexe.

Annexe:

The annexe comprises a sitting room, hallway, fitted kitchen with electric induction hob, integrated AEG oven and microwave, a bathroom with electric shower over the bath, and a bedroom with French doors opening to a decked terrace. This flexible space is ideal for guests, extended family, or multigenerational living.

Returning to the entrance hall, stairs ascend to a spacious first-floor landing. The principal bedroom features extensive fitted wardrobes and a modern en-suite shower room. A large family bathroom sits adjacent, complete with oval bath, walk-in shower, WC, and a linen cupboard housing the gas boiler. Across the landing, a dual-aspect double bedroom is reached via a small set of steps and includes built-in cupboards.

Across the landing a further double bedroom with fitted wardrobes enjoys access to a shared Jack-and-Jill shower room, which connects through to a neighbouring double bedroom with WC, wash hand basin, and a secondary staircase to the front door—ideal for a lodger or independent teenager. A further double bedroom overlooks the rear garden and includes extensive wardrobe space, while a final bedroom/study benefits from a Velux window. Completing the accommodation on the first floor is a large linen cupboard and access to a floored loft.

Garden:

The property sits within beautifully maintained gardens offering varied spaces for relaxation and outdoor living. At the front, a stone wall encloses an attractive garden area with apple trees and a pedestrian gate to the street. The rear garden features three separate areas of decking—perfect for al fresco dining or unwinding on a summer evening. Steps rise to a lawn bordered by mature shrubs and a charming wooden summerhouse.

To one side of the house, a generous patio is framed by a mature herbaceous border, with a pedestrian gate returning to the driveway. The opposite side hosts a further patio area, two timber garden sheds, and an additional gate to the front driveway.

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 4EG.



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 gas, electricity, water and drainage.

Local Authority

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

Council Tax

Band G

EPC Rating

Band TBC

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.

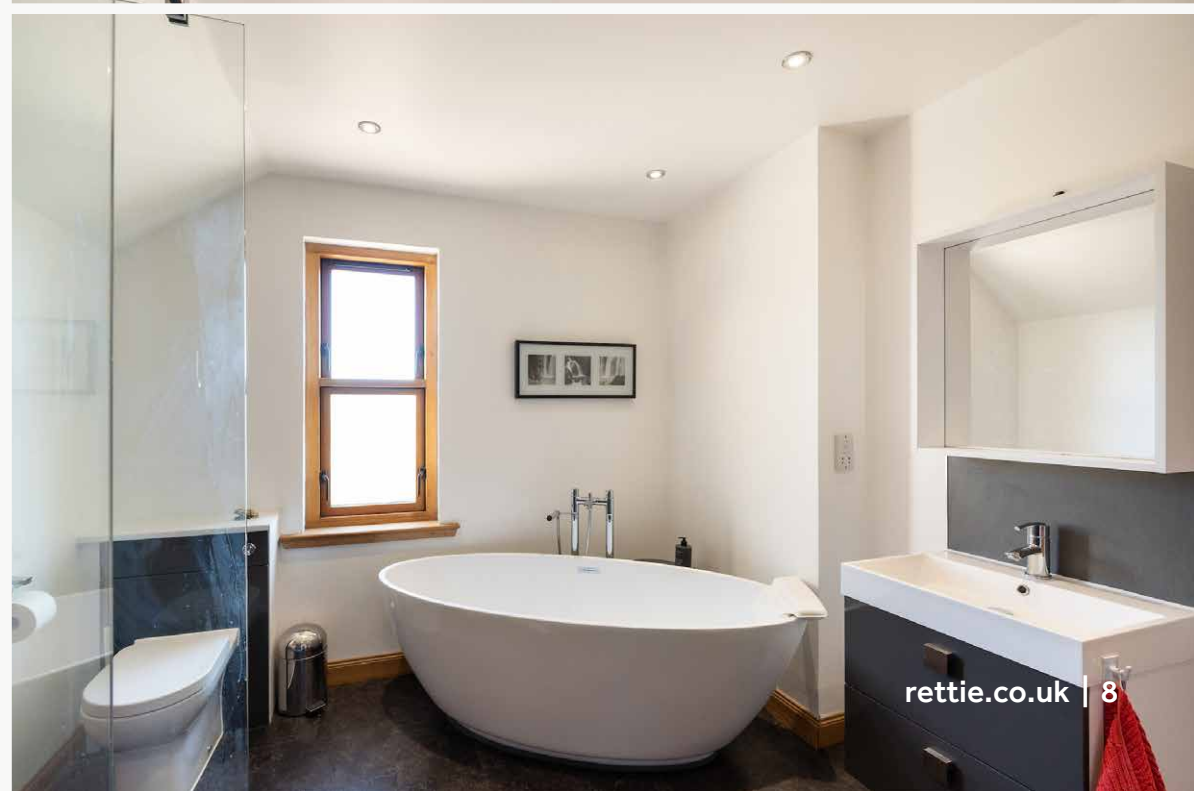
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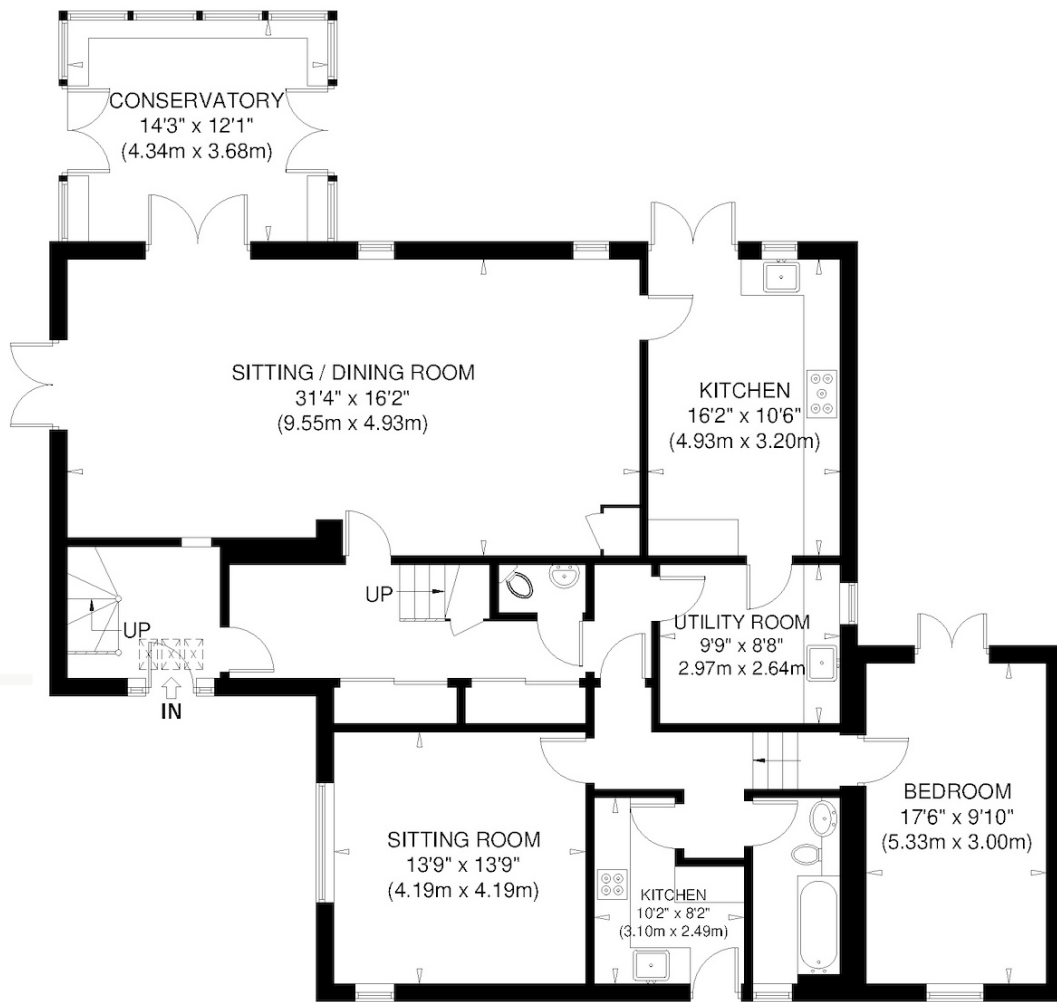
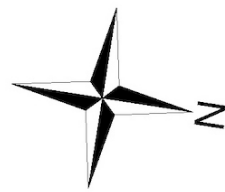
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1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These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

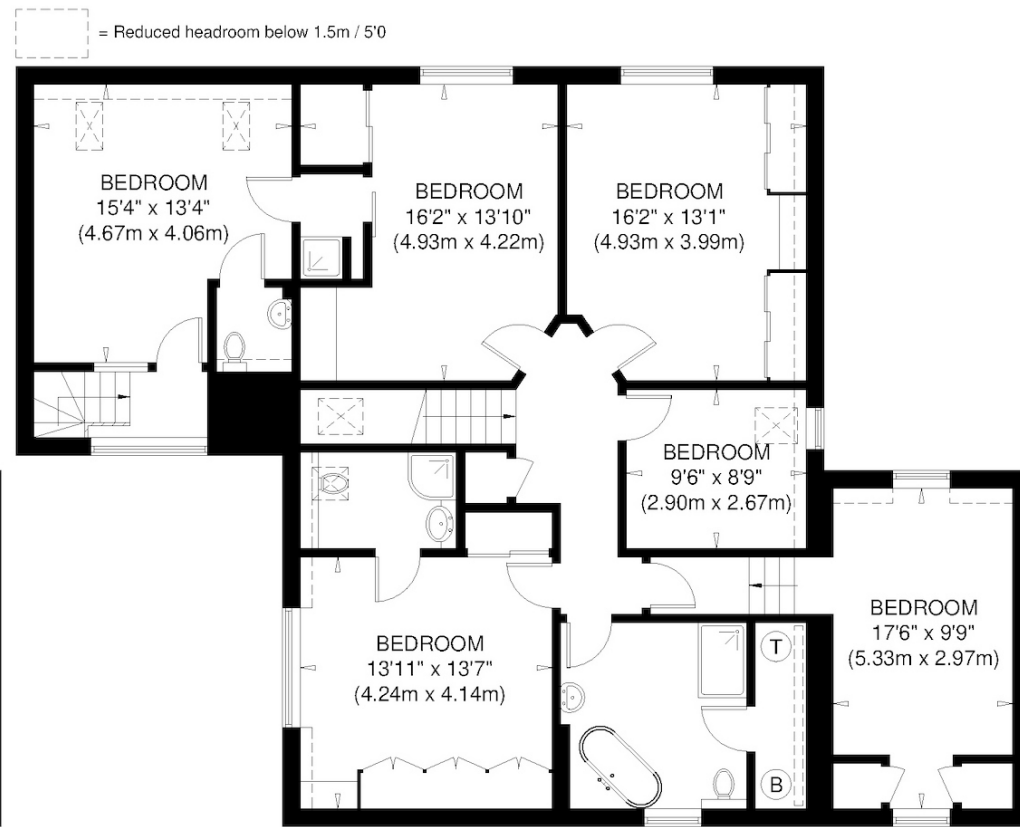
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party 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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 169.2 SQ M / 1821 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 146.9 SQ M / 1581 SQ FT

STATION AVENUE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 316.1 SQ M / 3402 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Annexe:

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