

**For Sale**



9 KNOWES ROAD, HADDINGTON  
EAST LoTHIAN, EH41 3RQ

**fbrseed**

LAND AGENTS &  
CHARTERED SURVEYORS

# 9 KNOWES ROAD, HADDINGTON

EAST LOTHIAN, EH41 3RQ

Haddington Town Centre 1 mile, Dunbar 15 miles, Edinburgh 17 miles  
(Distances approx.)

A spacious three-bedroom, semi detached home located on a quiet cul-de-sac within the historic town of Haddington. The property while in presentable condition would now benefit from some modernisation and has the potential to create a superb family home.

- Three double bedrooms
- Enclosed rear garden
- Refurbishment potential
- No Chain

Freehold.  
Council Tax Band: D  
EPC Band: C

**OFFERS OVER £250,000**



## DESCRIPTION

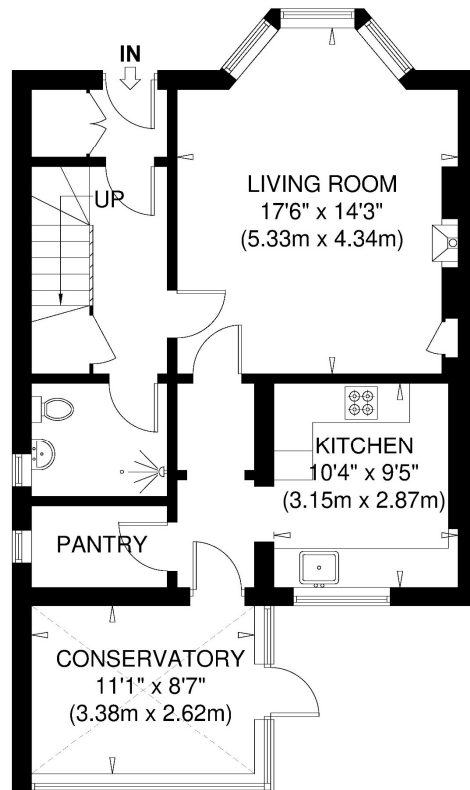
9 Knowes Road is a spacious three-bedroom semi detached home of brick with render construction under a tile roof. The property while in fair condition would now benefit from a degree of refurbishment and offers great potential to create a fantastic family home. The home retains a lot of original features such as the bedroom fireplaces and pantry which really add to the character. The rear garden is fully enclosed and is predominately laid to grass with an area of patio slabs. On-street parking is available on the cul-de-sac.

Viewing is highly recommended to truly appreciate all this home has to offer.

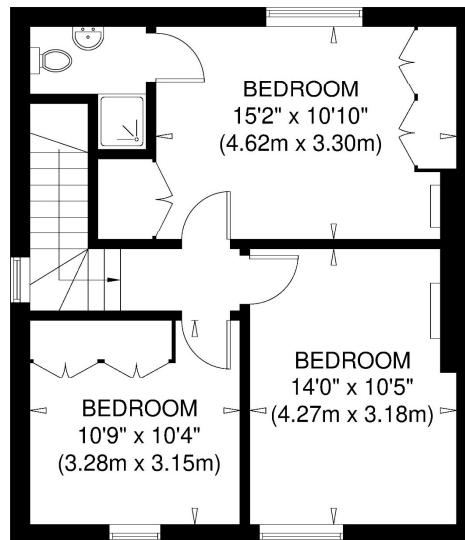
## ACCOMMODATION

**Ground floor** - Entrance Hall, Living Room, Kitchen, Pantry, Bathroom, Conservatory

**First floor** - Master Bedroom with en-suite, Double Bedroom, Double Bedroom



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 62.7 SQ M / 674 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 50.8 SQ M / 546 SQ FT



KNOWES ROAD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 113.5 SQ M / 1220 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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## LOCATION

The historic market town of Haddington is situated in the heart of East Lothian on the banks of the River Tyne approximately 14 miles east of Edinburgh and is short distance from the beautiful beaches on the coast, the countryside and the A1 for easy commuting. Haddington offers plenty of independent shops, supermarkets, bars, and cafes as well as fantastic educational facilities for all ages and a fitness centre and swimming pool within the town centre. There are excellent sports clubs to join, such as Haddington Golf Club, Haddington Rugby Club and tennis and bowling clubs.

## DIRECTIONS

Please use the postcode EH41 3RQ or what3words [///candy.dignify.excavated](https://www.what3words.com/candy.dignify.excavated)

## SERVICES

The property benefits from mains water, drainage, gas and electricity. Heating is provided by way of gas-powered boiler.

## FIXTURES & FITTINGS

The carpets and all other floor coverings will be included in the sale.

## HOME REPORT AND EPC

Copies of the Single Survey are available upon request from the Selling Agents.

## SOLE SELLING AGENT

FBRSeed, Rose Lane, Kelso, TD5 7AP.

Tel: 01573 224381.

## VIEWING

Is highly recommended and strictly by appointment with the Selling Agents.



## **AUTHORITIES**

East Lothian Council  
John Muir House, Brewery Park  
Haddington  
East Lothian  
EH41 3HA  
Tel: 01620 827827

## **RIGHTS & EASEMENTS**

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters.

## **TENURE**

Freehold.

## **METHOD OF SALE**

The property is offered for sale with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

## **OFFERS**

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

## **DATE OF ENTRY**

By mutual agreement.

## **GUIDE TO INTERESTED PARTIES**

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in September 2025.

## **HEALTH & SAFETY**

For your own personal safety please be aware of potential hazards within the property when viewing.





**IMPORTANT NOTICE**

FBRSeed, 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. FBRSeed 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.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.

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