

66 Phillips Avenue, Haddington, EH41 3QU



Description

Stylishly presented three-bed end terraced villa commanding an enviable cul-de-sac setting on a sought-after development, whilst being only a short journey from a main transport route and excellent local amenities. The property offers comfortable and light filled living space, with all modern comforts provided and has been very nicely finished off with contemporary fittings and stylish decor throughout.

This property is of a Low-Cost Housing Option (LCHO) Scheme through East Lothian Council. The property is marketed accordingly as it is only available to qualifying purchasers i.e. 1st time buyers and those who can prove that they are not in a position to afford to purchase a similar property on the open market. Interested parties will be required to complete an application form that will be authorised by East Lothian Council. The remaining 32.5% is owned by East Lothian Council and the Council will retain a Standard Security against the remaining proportion. Further information and application forms are available on request..

Features

- Fabulous open plan living/dining room offering ample room for relaxing and dining providing a very sociable space and open plan to a well-equipped ultra modern kitchen
- French doors to large enclosed rear garden offering an ideal space for summer relaxation and outside entertaining
- Two comfortable double bedrooms, one with fitted wardrobes
- Bedroom 3
- Larger than average bathroom consisting of a contemporary white suite having a shower over the bath
- Gas central heating and double glazing ensure year-round comfort and efficiency
- Generous attic space
- Residents parking

Extras

The fitted floor coverings, blinds, curtains, mirrors and shelves, oven, microwave, hob, cooker hood, washing machine, dishwasher, fridge/freezer and summer house are included.



Location

The lovely historic market town of Haddington is situated in the stunning county of East Lothian. The town offers a host of amenities and facilities on its vibrant High Street and within Haddington itself, there is a range of supermarket shopping including a Tesco and Aldi. A range of unique shops, eateries and popular brand stores are also within easy reach including the recently developed Haddington Retail Outlet. Schooling at both primary and secondary levels are both catered for within the town. There are several active sports clubs and a swimming pool. Pleasant walks are plentiful in the area and further afield towards the coast including Amisfield Wall Gardens, Gullane (where there is also a choice of highly regarded golf courses), North Berwick and Tantallon Castle. The A1 motorway is within easy reach offering quick and convenient access to the north and south along with a direct connection to the Edinburgh City By-Pass (A720). There are train stations in neighbouring villages with links to Edinburgh and London.

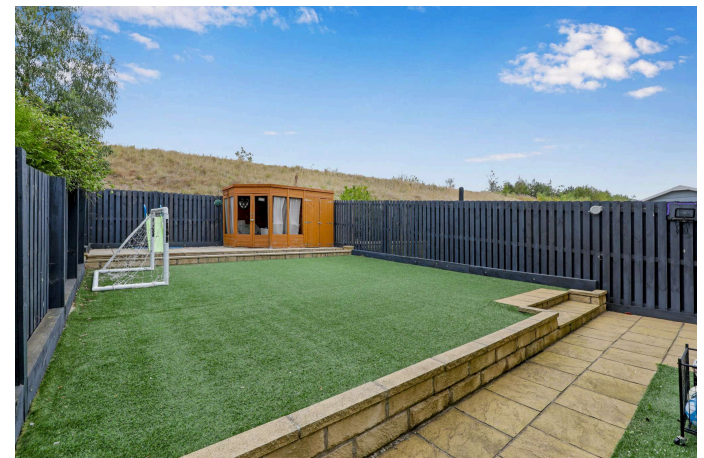
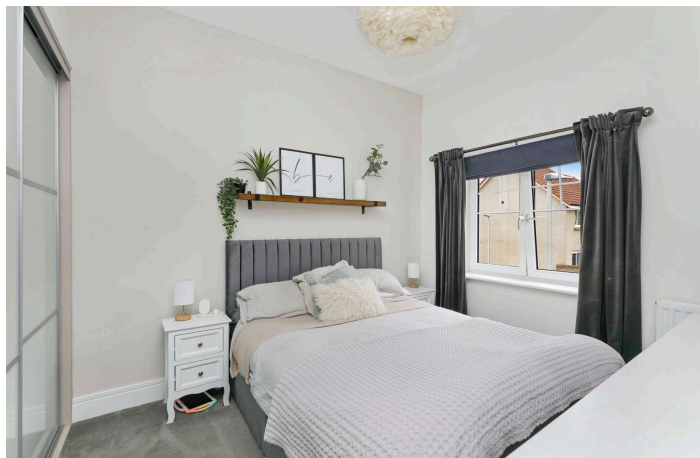
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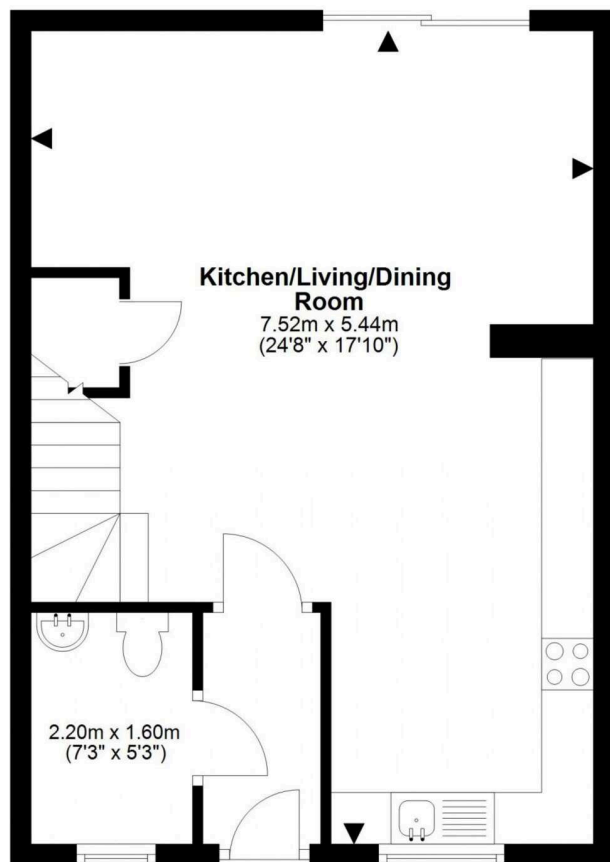
Additional Information

The development is managed by Hacking & Paterson for approx. £13 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

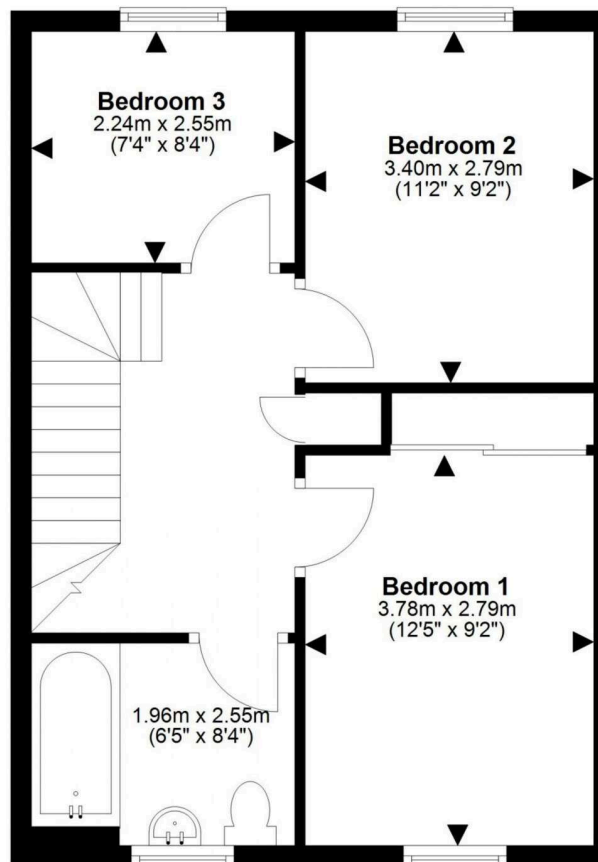
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



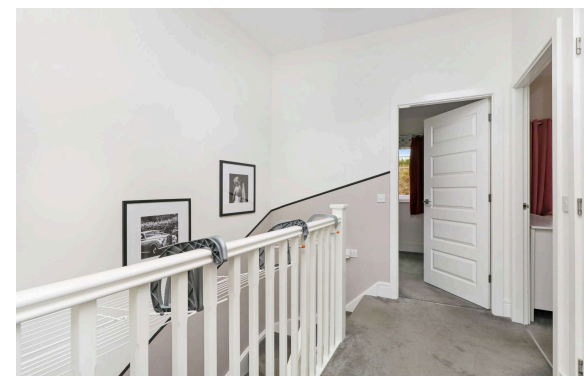
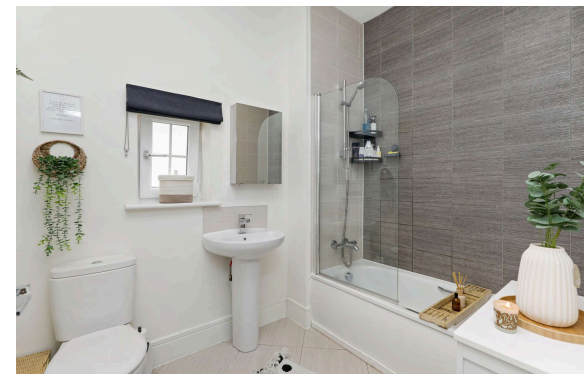


Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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