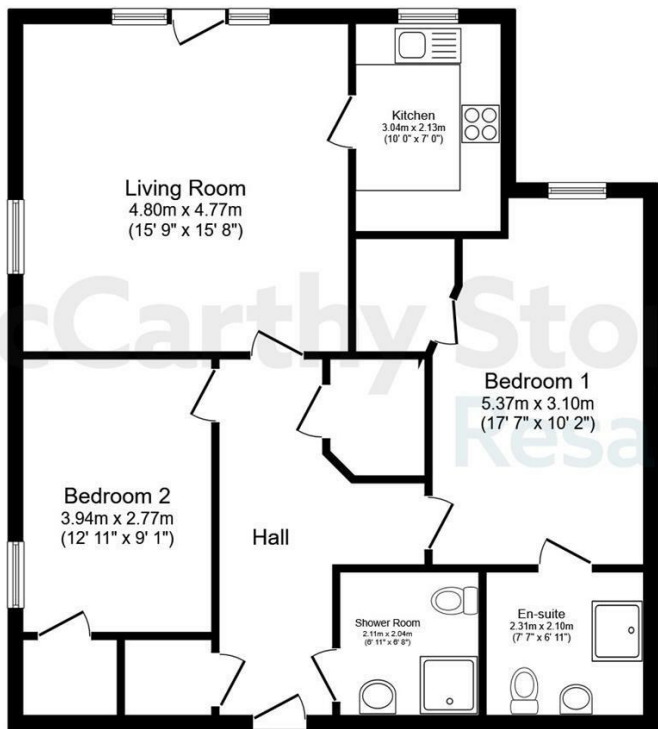
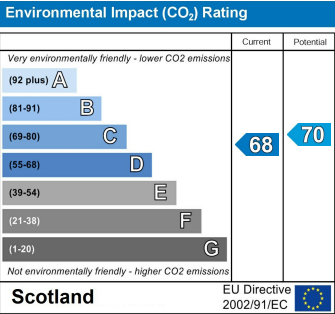
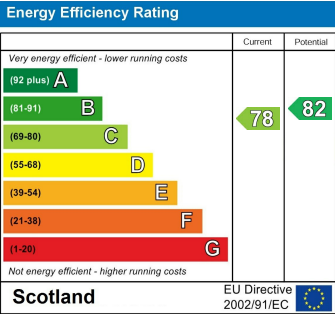


2 The Hailes

Mill Wynd, Haddington, EH41 4FF



Council Tax Band: D



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Offers over £325,000 Freehold

\*\* CLOSING DATE WED 19TH MARCH 2025 AT 12 NOON. Beautifully presented ground floor with large configuration two bed apartment with corner aspect. Lovely walks by the River Tyne and easy walking distance to the hub of Haddington with shops, cafes, restaurants and much more.

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# The Hailes, Mill Wynd, Haddington, EH41

### Summary

The Hailes was purpose built by McCarthy Stone for retirement living. The development consists of 49 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the hall and bathroom. The development includes a beautiful residents' lounge with various social activities and weekly coffee mornings should you wish to join in. The garden room with mezzanine leads out to the courtyard with seating area and attractive landscaped gardens to enjoy and a lovely walk by the river close by. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies and the current fee is £250 per annum, check with the House Manager for availability. It is a condition of purchase that single occupant's must meet the age requirements of 60 years, in an event of a couple the second person must be over the age of 55 years. CLOSING DATE 19TH MARCH 2025 AT 12 NOON

### Local Area

The Hailes is located in Haddington, 20 miles east of Edinburgh in the beautiful county of East Lothian, Haddington is a charming small market town with lots to offer. Once the fourth biggest town in Scotland, Haddington is now a cultural hub steeped in history with several famous landmarks and other places of interest right on your doorstep. Residents at Hailes Green can enjoy access to a wide range of amenities, including a leisure centre, rugby, bowling and golf clubs as well as many shops, cafes and restaurants. In the wider area, East Lothian is home to an abundance of stately homes, museums, galleries and beautiful outdoor spaces so there is something to suit all interests. East Lothian also has a beautiful coastline, dotted with fishing villages and spectacular beaches for lovely walks and fresh air. Living in this cosy little town will let our residents relax in a rural setting while not being too far away from the city. Haddington has strong transport links into Edinburgh city centre via regular buses, and also to the surrounding towns and area. For those with access to a car, Haddington conveniently sits just off the A1, the longest road in the UK that connects Edinburgh with London, being in perfect position for trips away.

### 2 The Hailes

Beautifully presented ground floor two bedroom apartment with dual aspect and has been freshly decorated and offered in

"move in" condition. There is access to the patio area and attractive garden grounds surrounding The Hailes. Ideally placed for easy access to the homeowners' lounge, sun room, lobby and reading room. The apartment comprises of an entrance hall, living room, kitchen, 2 bedrooms with one en-suite, shower room and ample storage.

### Entrance Hall

Welcoming entrance hall benefitting from a generous walk-in storage/airing cupboard with utilities and a further cloakroom with shelving and hanging rail. The 24-hour emergency response pull cord system with additional pull cords in the shower rooms for peace of mind and pendants provided. There are illuminated light switches, a smoke detector, apartment security door entry system. Doors lead to the bedrooms, living room and shower room.

### Living Room

Spacious living room with double aspect creating plenty of natural light and the French door gives direct access to the patio garden area and attractive grounds. There are Perfect Fit Venetian blinds which continue throughout the apartment. TV and phone points, ample raised sockets and recessed spotlights. Partial glazed doors lead onto a separate kitchen.

### Kitchen

Well appointed fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in NEFF oven with sliding door, ceramic hob with extractor hood and fitted integrated fridge, freezer, washer/dryer and Bosch slimline dishwasher. Under pelmet lighting.

### Bedroom En-suite

Generous double bedroom benefitting from a walk-in wardrobe with hanging rails, shelving and storage space above. The en-suite comprises a fully tiled and fitted suite with shower enclosure, WC, vanity unit with sink, illuminated mirror above, wall mounted heated towel rail and fan heater.

### Bedroom Two

Good sized double bedroom featuring a walk-in wardrobe which includes hanging rails, shelving and a drawer unit. There are ample sockets, TV and phone point.

### Shower Room

A separate shower room fully tiled and fitted with suite

# 2 Bed | Offers over £325,000

comprising of a shower cubicle, WC, vanity unit with sink, illuminated mirror above, wall mounted heated towel rail and fan heater.

### Additional Notes

- Included: Carpets, Perfect Fit Blinds and integrated appliances. Curtains and decorative blinds are open to negotiation.
- Available: Ultrafast, Superfast & Standard Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

### Service Charge

- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

The service charge is £293.14 per month (£3,517.70 per annum) is for the year ending 31/8/25

### Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

