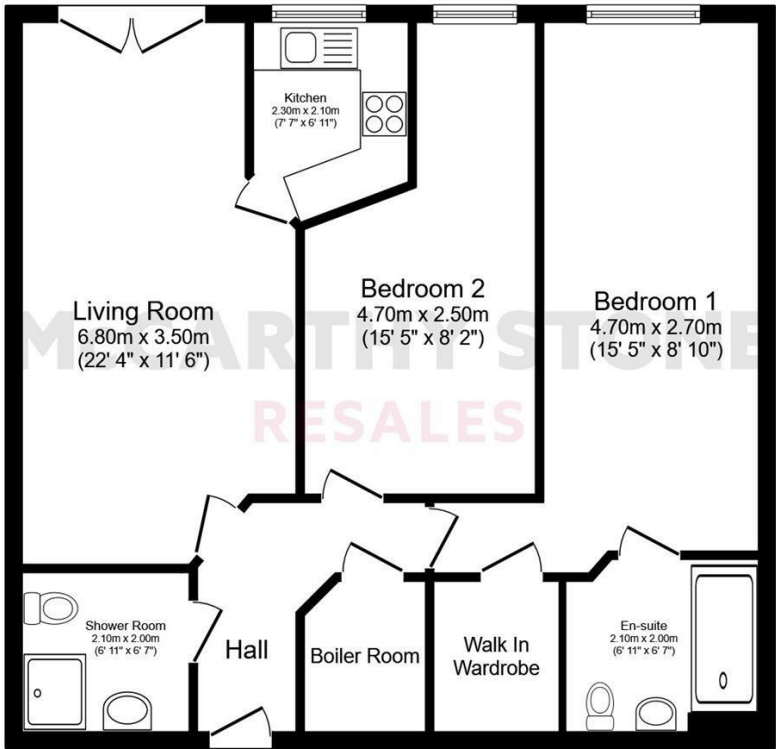


45 The Hailes

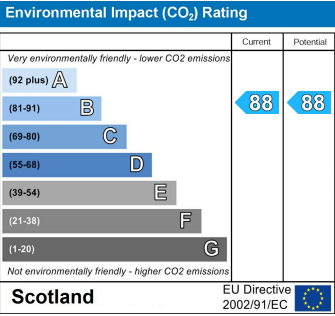
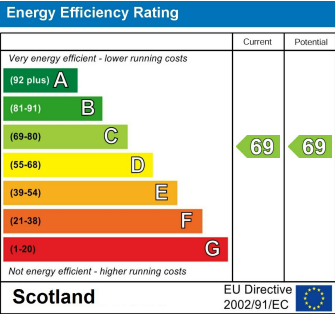
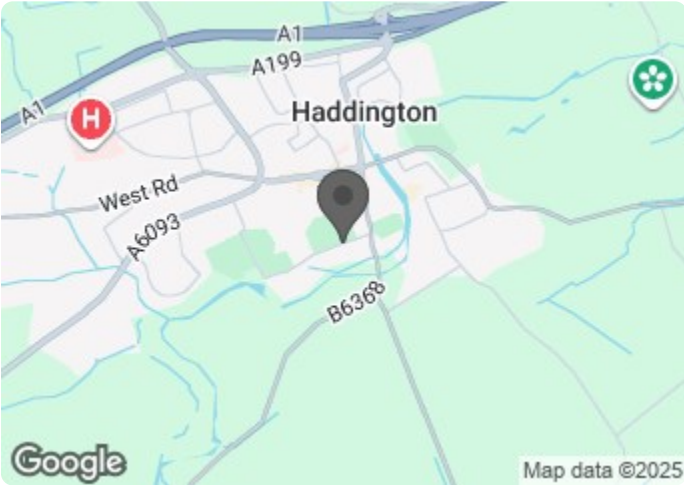
Mill Wynd, Haddington, EH41 4FF



Total floor area 82.3 m<sup>2</sup> (886 sq.ft.) approx  
Printed Contact Details...  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: D



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Offers over £330,000 Freehold

Generous size two bedroom apartment located on the second floor overlooking the attractive gardens in the sought after development called The Hailes. With riverside walks and within walking distance to the heart of Haddington, with excellent amenities including cafes, shops, restaurants, supermarkets and bus transport links available.

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# 45 The Hailes, Mill Wynd, Haddington

### Summary

Hailes Green 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 residents must meet the age requirements of 60 years. For a couple, one person must be a minimum of 60 years.

### Local Area

Hailes Green 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.

### Entrance Hall

Welcoming entrance hall benefitting a generous walk-in storage/airing cupboard with utilities. The 24-hour emergency response pull cord system has 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 rooms.

### Living Room

Spacious living room with Juliet balcony providing plenty natural light, overlooking the attractive and well maintained communal grounds. There is ample room for a dining table and chairs. The decor is neutral and there are raised electric power sockets, TV and phone point. Partial glazed door leads onto a separate kitchen.

### Kitchen

Well appointed fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Bosch appliances with built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

### Bedroom En-suite

Good sized bedroom benefiting from a walk-in wardrobe and an en-suite fully tiled and comprising of a spacious walk-in shower, WC, vanity unit with sink and illuminated mirror above.

### Bedroom Two

Spacious double bedroom with ceiling lights, wall mounted electric panel heater, TV and phone point.

# 2 Bed | Offers over £330,000

### Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

### Inclusions & Additional notes

- Included: Carpets, curtains and integrated appliances
- 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 annual service charge is £3630.17 for the financial year ending 31/8/26.

### 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.

