

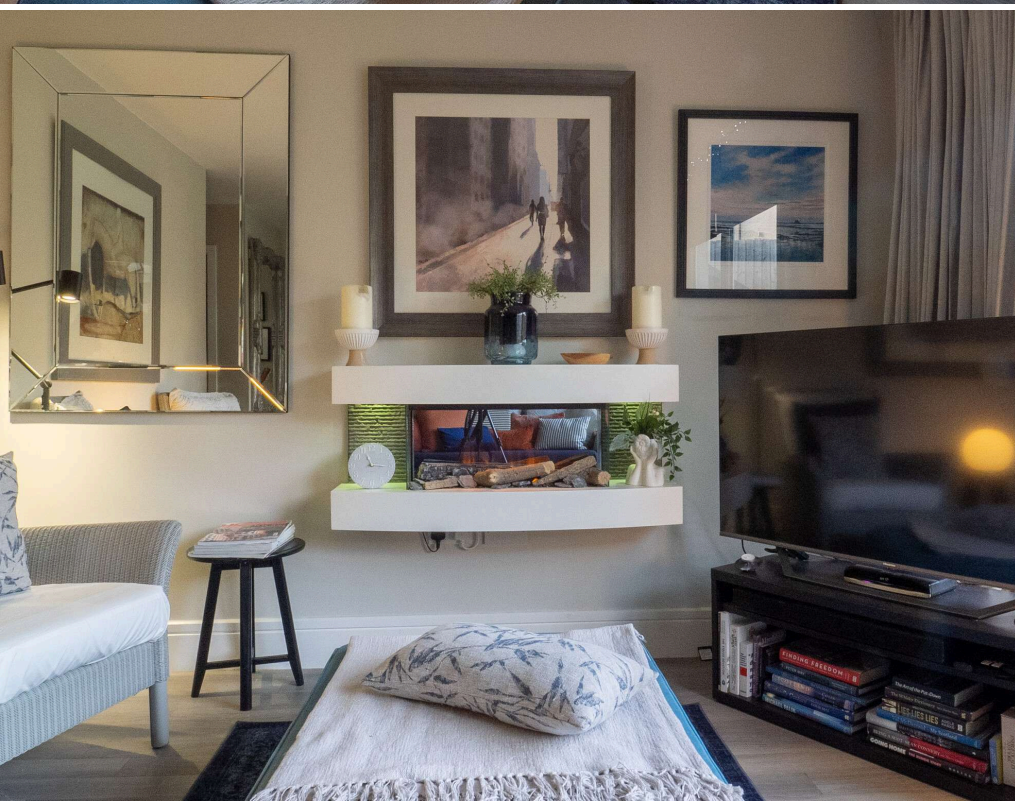




Welcome

Welcome to 78 Phillips Avenue, a stunning semi-detached home built by Avant Homes in 2018. Perfectly positioned within the glorious market town of Haddington, this property offers spacious accommodation arranged over two floors and is presented in stylish order throughout. Well placed for access to Haddington's wealth of amenities, the accommodation comprises

- Welcoming entrance hall
- Open plan Kitchen/Dining Room
- Bright Lounge with Bi-fold doors leading directly to the garden
- Downstairs Cloakroom/WC
- Primary double bedroom with fitted robes and En suite shower room
- One further double bedroom and one generous single bedroom
- Family Bathroom
- Driveway offer off street parking
- Landscaped garden to the front and rear - the rear is ideal for entertaining with a patio, raised deck and lawn.





Haddington

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 including large supermarkets and various independent retailers. There are an excellent selection of coffee houses, cafés, eateries, restaurants, and pubs. Haddington also offers a range of boutique shops, art galleries (including the famous Peter Potter Gallery), hardware shops, charity shops and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre, is on the High Street. Haddington offers good state schools at both primary and secondary levels, as well as a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sport Centre (with swimming pool and various fitness classes), and, for walkers, strolls along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick or further afield.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, garden shed, bike store and wooden deck seating. All appliances, free-standing white goods and other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are deemed sold as seen. Electric fire wall



Get in touch

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Property Hub:

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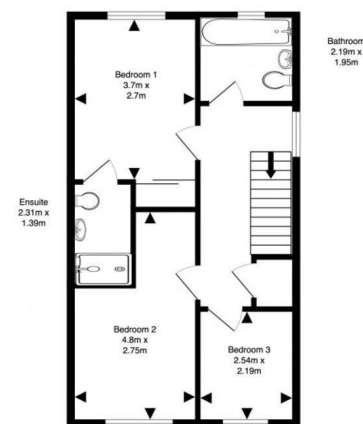
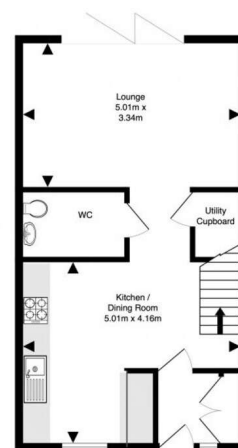
Bruntsfield Office:

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Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Floorplan is indicative only.
Not to scale.