



50 Phillips Avenue
Haddington
EH41 3QU

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An excellent opportunity has arisen to acquire a 72.84% share of this lovely two-bedroom terraced family home in the charming East Lothian town of Haddington.

This bright and roomy (64sqm) property is beautifully presented throughout and situated in a popular modern development. On the ground floor is an entrance hallway, open plan kitchen/living room/dining area with sliding door to rear garden, utility room, and WC. On the first floor, there are two good-sized bedrooms and a family bathroom with shower over bath.

The property further benefits from a private enclosed garden, residents parking spaces directly outside property, gas central heating, double glazing, and an attic perfect for storage.

This property is part of the Low Cost Home Ownership (LCHO) Scheme through East Lothian Council*.

Property Features

LCHO Scheme*

Desirable location

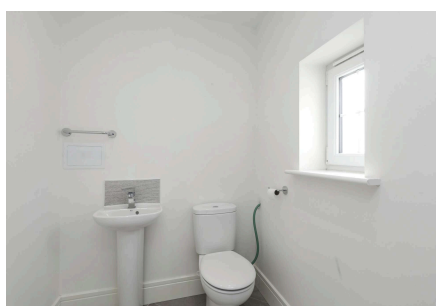
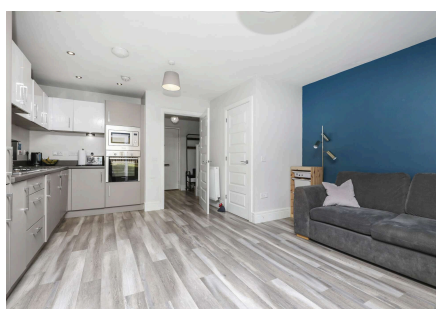
Private rear garden

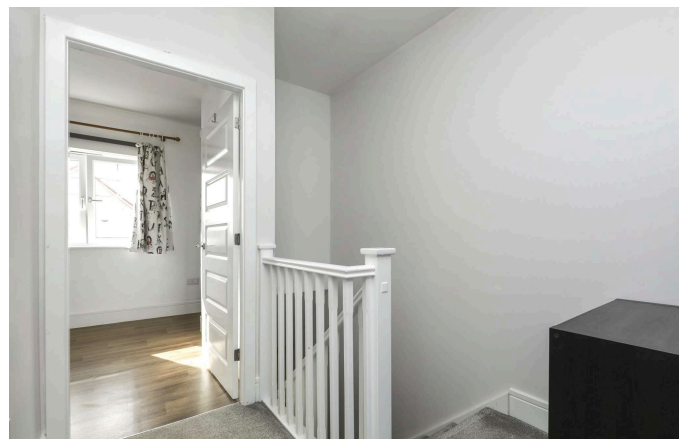
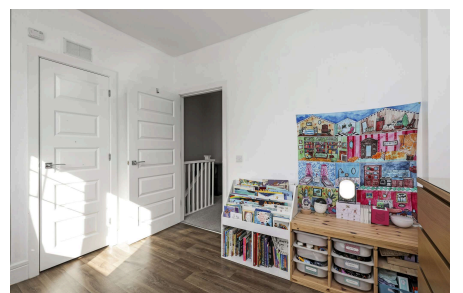
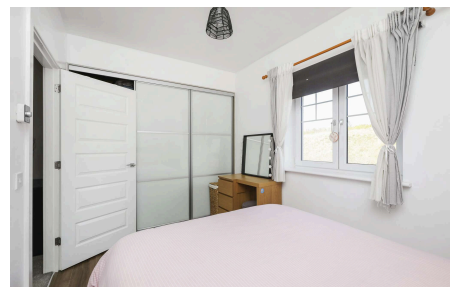
Double glazing

Gas central heating

Modern décor

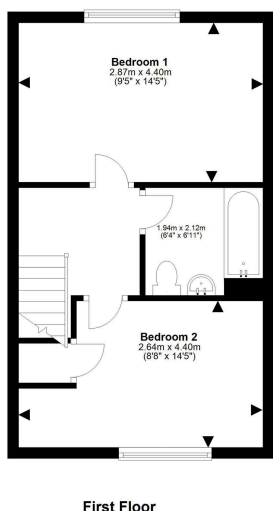
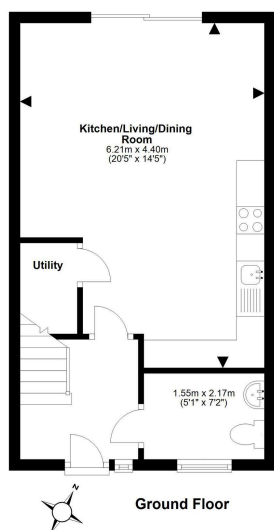
Open plan living/kitchen







The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels.



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

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

*This property is part 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. first-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 prior to confirmation of viewing that will be authorised by East Lothian Council.

Further information and application forms are available from Anderson Strathern.

AS Anderson Strathern

Find out more

0131 270 7777

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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