



COULTERS<sup>©</sup>

# PLOT – MILL WYND, TYNEBANK ROAD

HADDINGTON, EAST LoTHIAN, EH41 4DW

 4 BED  4 BATH  3 PUBLIC





## TAKE A LOOK INSIDE

A rare opportunity to purchase a residential plot in popular Haddington, located within a prime central position close to local schooling and a variety of amenities, the plot comes with planning consent for a two storey, 4 bedroom house with private driveway, double garage and garden.

Planning permission for the plot (Ref 22/00391/P) was granted in November 2024, with the approved plans having been drawn up by Oliver + Robb Architects (ORA). The plans detail that the proposed property will be accessed from Tynebank Road.

## KEY FEATURES



Plot in desirable town location with private outlook



Planning in place for a two story, four bedroom family home



Private enclosed wrap around garden



Proposed double garage and driveway for multiple cars



Within walking distance of local school and amenities



Planning reference number (East Lothian): 22/00391/P







#### Proposed Accommodation:

**Ground Floor:** Kitchen with separate pantry and utility, spacious open plan living/dining/family room with access to terrace area and garden, home office, shower room, access to double garage.

**First Floor:** Master bedroom with dressing area and en-suite, bedroom 2 with en-suite, two further bedrooms and a family bathroom. There is also access to an upper terrace from the landing hallway.

**Garden:** Large wrap around garden retaining mature trees and woodland area providing excellent privacy.





# THE LOCAL AREA

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of the River Tyne and surrounded by beautiful countryside.

The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket. There is a retail park, which offers an Aldi, Home Bargain store, Costa Coffee amongst others.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Haddington is a ten-minute drive to Drem train station which has a regular service between Edinburgh and North Berwick. There is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.