

6 Oak Monks Muir Park

HADDINGTON, EAST LoTHIAN, EH41 3TD



*MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT
THIS TWO-BEDROOM PARK HOME IN HADDINGTON*



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McEwan Fraser Legal is delighted to present this two-bedroom park home in Haddington. The property is in walk-in condition and is set within a peaceful residential park designed exclusively for residents aged 50 and over, offering a quiet and community-focused lifestyle with convenient access to local amenities and transport links.

Inside, the property comprises a spacious living area with an open-plan lounge and dining space that flows seamlessly into the kitchen, creating a bright and sociable living environment. Fully equipped kitchen; fitted with an electric hob, fan oven, and free-standing white goods, with gas heating, a gas combi boiler, and direct access to the rear of the property.

The Property











Two bedrooms which include a generous principal bedroom with wardrobes and dressing room space, along with a walk-in mains-powered shower, and a second bedroom with sliding doors providing access to the rear garden area.







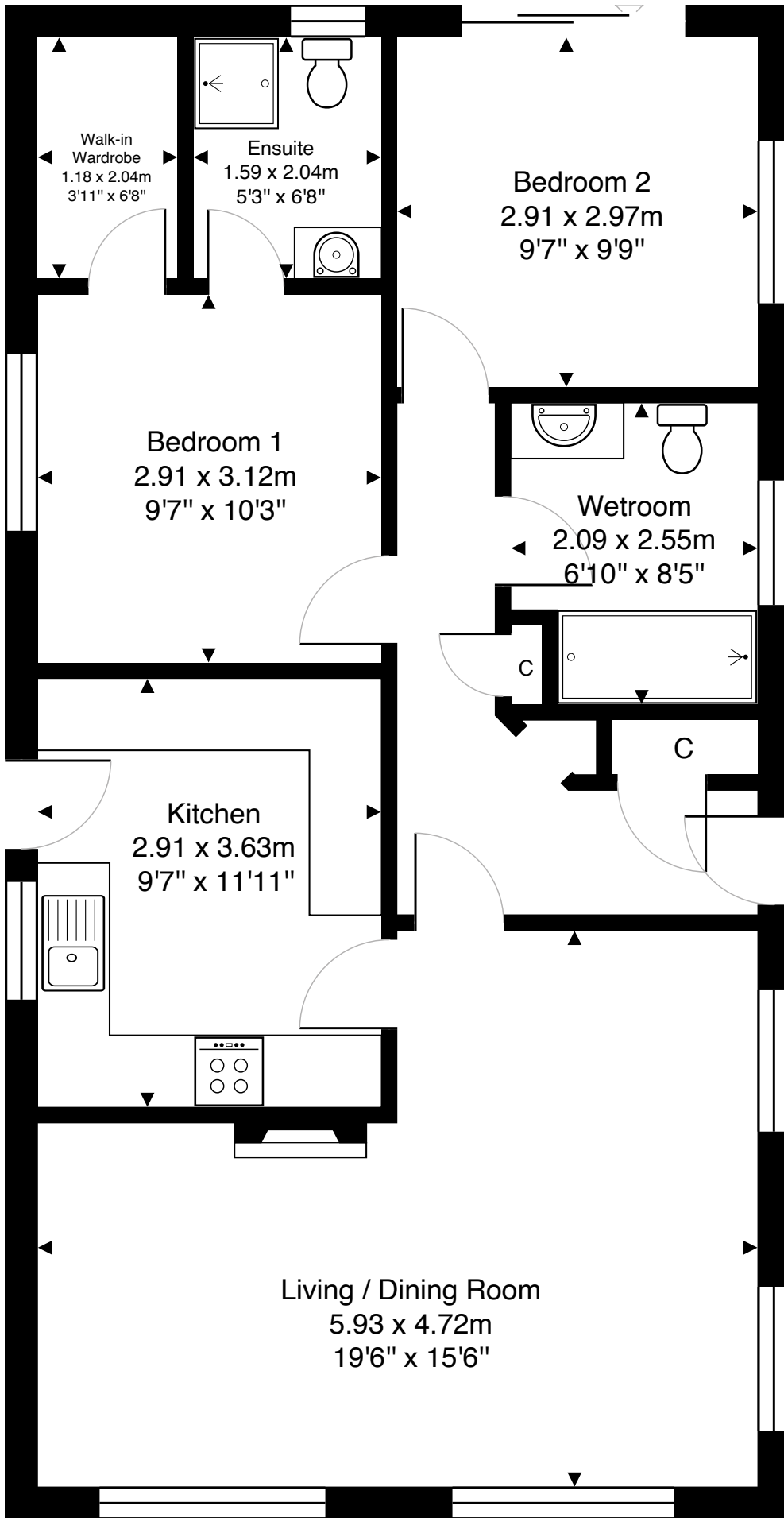
Bedroom 2





One bathroom with a modern walk-in shower suite designed for accessibility and comfort. A welcoming hallway providing access throughout the home and additional storage space.





Floor Plan



In addition to this, the property includes private outdoor space to the rear, offering a peaceful area to relax and enjoy the surroundings. This is a rare opportunity to acquire a well-presented park home within a welcoming over-50s development in a fantastic location.

Monks' Muir Park provides a calm and secure setting. The park features shared gardens with private seating areas for relaxation, along with plenty of visitor parking in designated spaces.

Owners at Monks' Muir Park are expected to be couples or individuals over 50 years of age and probably retired or semi-retired. Well-behaved pets are welcome. Homes may not be sub-let. The monthly ground rent is £173, which covers the maintenance and upkeep of the park. This includes street lighting, road maintenance, grass cutting, tree care, and the servicing and management of the sewage/septic system.





The historic market town of Haddington lies on the River Tyne approximately 18 miles east of Edinburgh and situated in the heart of East Lothian's attractive countryside.

The town itself offers an excellent range of local shops, sports centre with swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington offers a wide range of social and cultural activities generated by the lively local community including concerts in the magnificent 14th century St Mary's Parish Church.

Edinburgh City Centre, the Fort Kinnaird Leisure and Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport and motorway links to the north, south and west are all easily accessible via the A1. The A1 expressway to Dunbar also provides easy access to the south.

There are good public transport services to and from Edinburgh City Centre and surrounding towns and villages including the coastline.

The Location

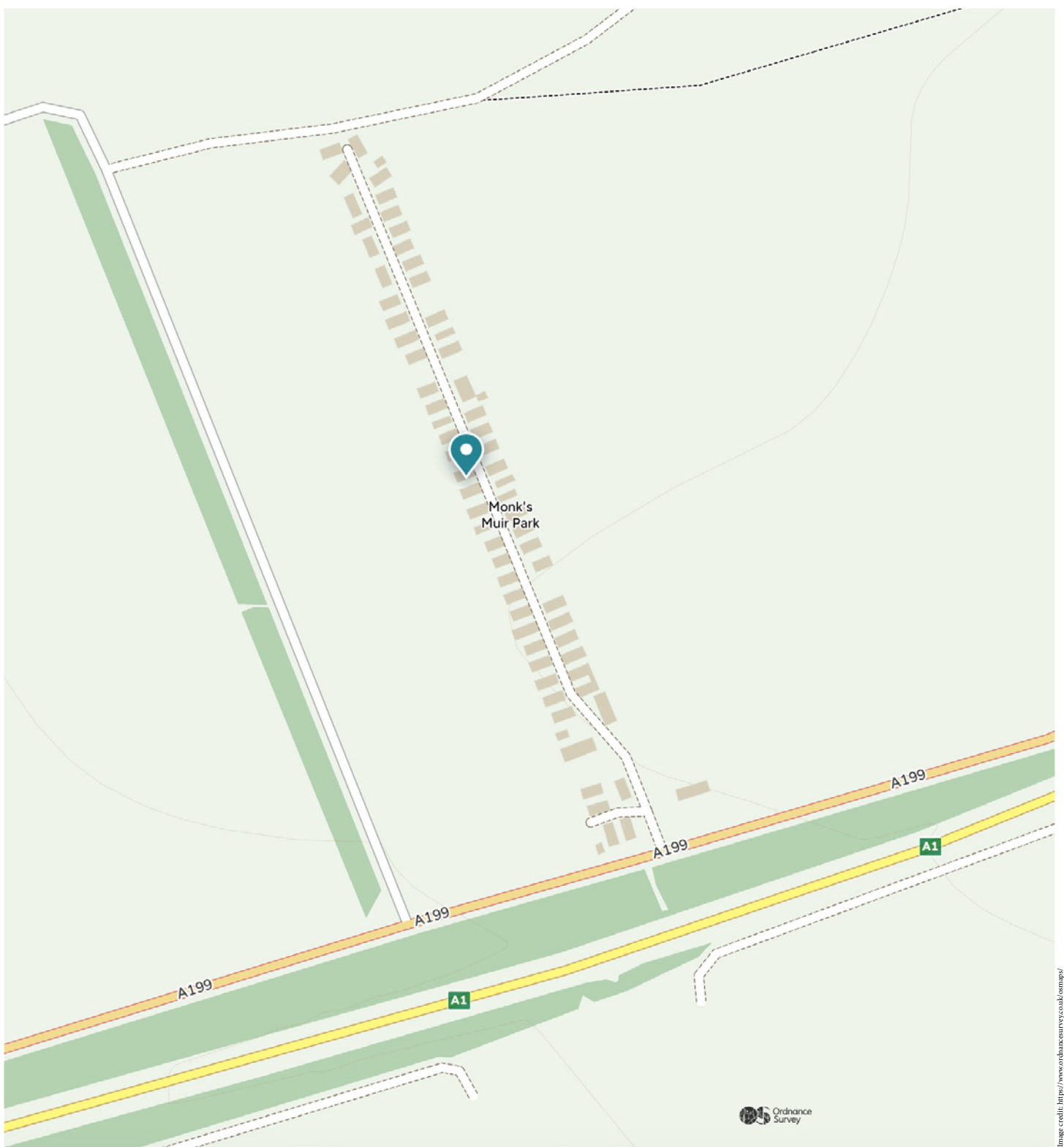


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