



# 11 Knox Court

Haddington, EH41 4EB



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74sqm

EPC

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**AS** Anderson  
Strathern

# 11 Knox Court

Knox Place, Haddington, EH41 4EB

11 Knox Court is set to the side of the former Knox Institute, a distinguished listed building thoughtfully converted into a retirement development in the 1980s. The building retains its striking period character, blending traditional stone architecture with the comfort and convenience of modern retirement living.

This well-proportioned ground floor apartment is quietly positioned within the development and offers bright, easily managed accommodation extending to approximately 74sqm.

The layout comprises a welcoming hallway, a generous lounge with ample space for both seating and dining, a fitted kitchen with good storage, two bedrooms, and a shower room. The second bedroom provides excellent flexibility and could serve as a formal dining room, home office, or hobby room if preferred.

The property benefits from electric heating, double glazing, and emergency pull cords in each room for added reassurance.

Residents enjoy access to shared landscaped grounds, unallocated residents parking, a secure entryphone system, lift access within the building, a communal conservatory overlooking the rear garden, shared laundry facilities with a drying room, guest accommodation, and on-site management staff, creating a secure and welcoming environment.

## Property features

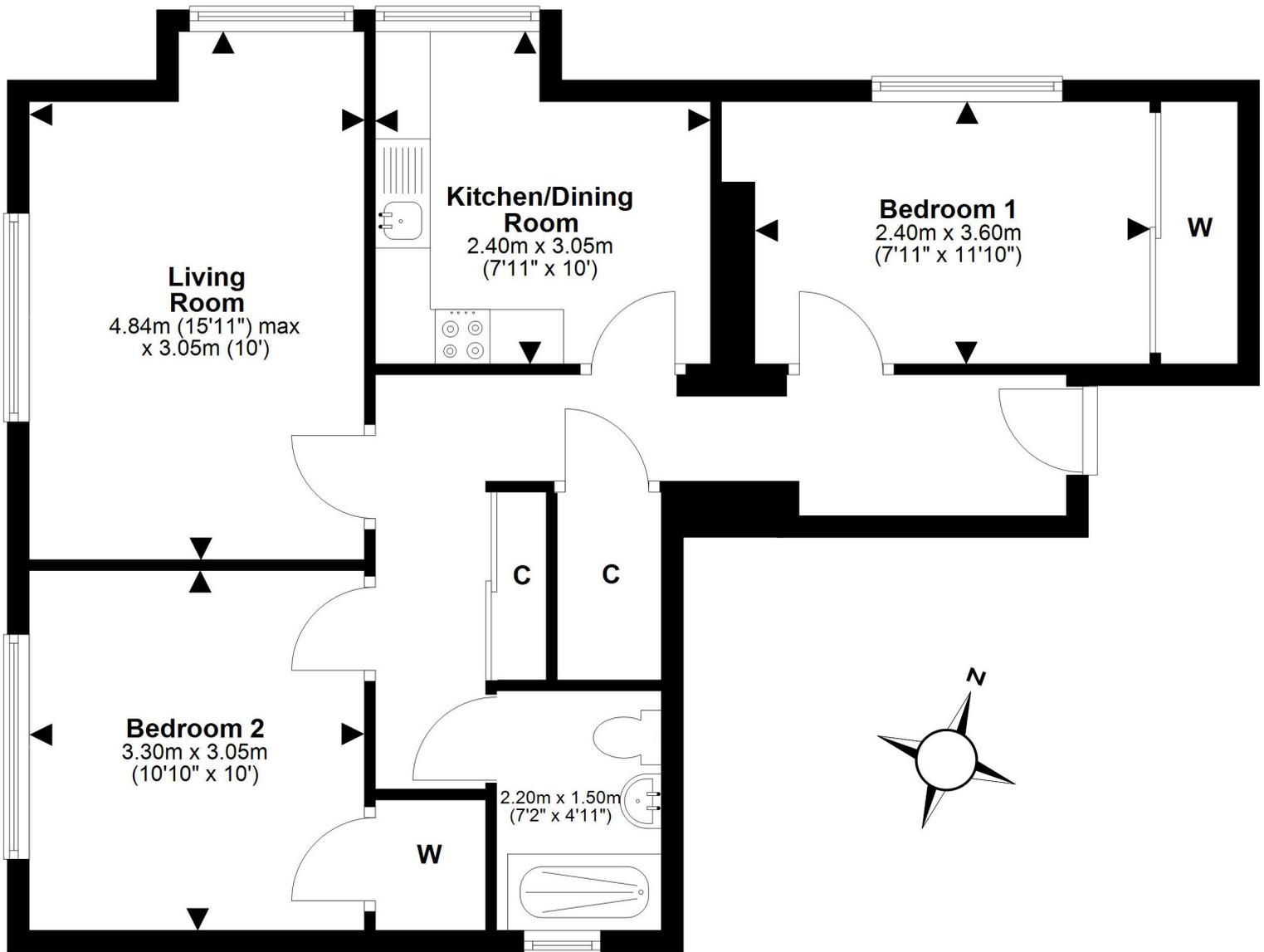
- Retirement flat
- Triple exposure
- Ground floor
- Shared facilities
- Plenty of storage cupboards
- Built-in wardrobes
- Modern kitchen and shower room
- Double glazing
- Electric heating





## Location

The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The county's beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne close by. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. 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. Knox Academy is listed in the top 50 Scottish State Secondary schools. Private schooling is available at the Compass School as well as at Loretto in Musselburgh and in Edinburgh.



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

## Extras

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

Council Tax band C

Occupants must be aged 55 or over. The property is currently factored by RMG Scotland, with an approximate factoring fee of £150 per month, although a new factoring company is due to replace them in the near future. An exit fee of 0.25% of the sale price for each year of occupation, up to a maximum of 5%, also applies upon the sale of the property.

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

### 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.

**espc**

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**Haddington**  
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01620 824 016

**Lerwick**  
Nordhus,  
Business Park  
ZE1 0LZ  
01595 695 262

**Kirkwall**  
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