










Fixed Price

**£252,995**

## 19 Hays Walk

Haddington | East Lothian | EH41 3EH

A brand new three bedroom mid terrace villa part of the desirable Letham Views development by Dundas in Haddington, offering stylish, modern living in a sought after location. With well designed interiors, practical layouts, and high quality finishes including Vitra sanitaryware, this home is perfectly suited for first time buyers, growing families, or anyone seeking a contemporary new build in a welcoming community.

-  1 public room
-  3 bedrooms
-  2 bathrooms plus WC
-  Front & rear gardens
-  Allocated parking space
-  EPC rating – B
-  Council tax band - E



## Description

The ground floor has an inviting entrance vestibule with a convenient WC, and to the right is a generous lounge providing a comfortable setting for relaxation, also benefitting from storage. To the rear, the stylish dining kitchen is fitted with an attractive selection of wall and base units and enjoys direct access to the patio and garden through French doors, creating a seamless space for everyday living and hosting alike.

The first floor has a well proportioned principal bedroom complete with fitted wardrobes and a sleek en-suite shower room, two additional bedrooms, and a family bathroom finished with a crisp white suite. The property further benefits from gas central heating, double glazing, solar panels, and a 10 year NHBC warranty.

*This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal. Please also note the EPC and council tax band are as anticipated.*



## Gardens & Parking

To the front, a well kept lawn creates an attractive approach to the home, while the rear enjoys a fully enclosed garden incorporating a lawn and patio area, ideal for outdoor dining and a secure setting for children and pets. The property has an allocated parking space to the rear, with additional on street parking readily available.

## Factoring

The grounds around the development are maintained by Ross & Liddell and Speirs Gumley at a cost per annum of £100 and £300 (this also includes garden maintenance) respectively.

## Reservation Process

Please contact the office for further information.

## Viewing

By appointment through Neilsons (0131 625 2222).





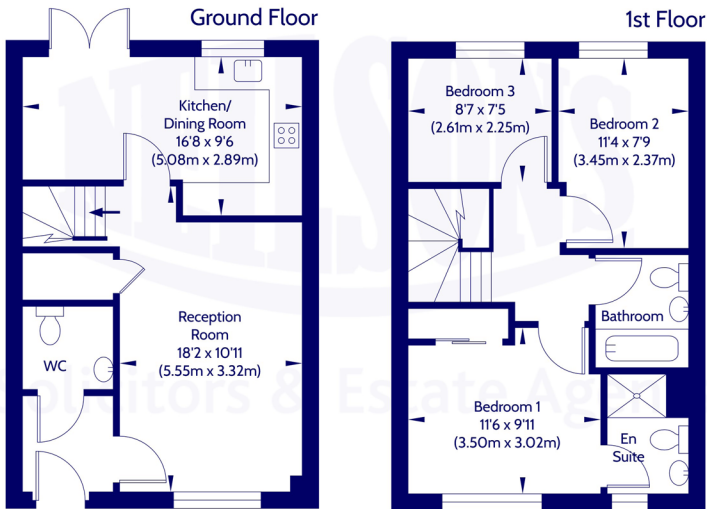
## Location

The Royal Burgh of Haddington is the administrative and geographical centre of the beautiful county of East Lothian, located approximately 20 miles from Scotland's capital city of Edinburgh. This charming and popular town enjoys a rich history and strong sense of community with a wealth of shops, services, highly regarded cafes and restaurants all available within close proximity of this property. Ideally placed for those who enjoy outdoor pursuits, the surrounding countryside offers a wealth of opportunities from walking, fishing, golfing, horse riding and watersports. Further amenities include a local library and museum and sports centre with swimming pool. Local schooling is available from nursery to secondary level and regular local bus services provide easy access throughout the county and to Edinburgh. By car, the A1 connects quickly to the bypass and motorway network.





Approx. Gross Internal Floor Area 81 Sq M / 870 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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