



51 The Maltings

Haddington, EH41 4EF



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92sqm

EPC

D

AS Anderson
Strathern

51 The Maltings

Haddington, EH41 4EF

51 The Maltings is a spacious and well laid out first floor flat with lift access, offering bright accommodation within a modern, well-kept development.

The spacious living room benefits from excellent natural light, helped by its southerly aspect and Juliette balcony, and flows neatly into a contemporary kitchen with ample worktop space and modern units. The layout is ideal for everyday living, and the room can comfortably accommodate both lounge and dining furniture.

The flat provides two well-presented bedrooms, each with built-in storage. The principal bedroom features a private ensuite shower room, while the second bedroom offers flexibility for use as a home office, guest bedroom, or hobby room. A modern bathroom, generous hallway storage, and clean, neutral décor throughout further enhance the sense of space.

Residents benefit from a secure entry system, lift access, communal landscaped grounds, and an allocated parking space. The property further benefits from double glazing and an electric wet central heating system, with a boiler feeding all radiators throughout the flat.

This is a well-proportioned home that will appeal to first time buyers, downsizers, and anyone seeking comfortable accommodation in a quiet yet convenient setting.

Property features

- First floor flat with lift access
- Allocated parking space
- Double glazing
- Electric wet central heating system
- Open-plan kitchen/living room
- Master bedroom with en-suite



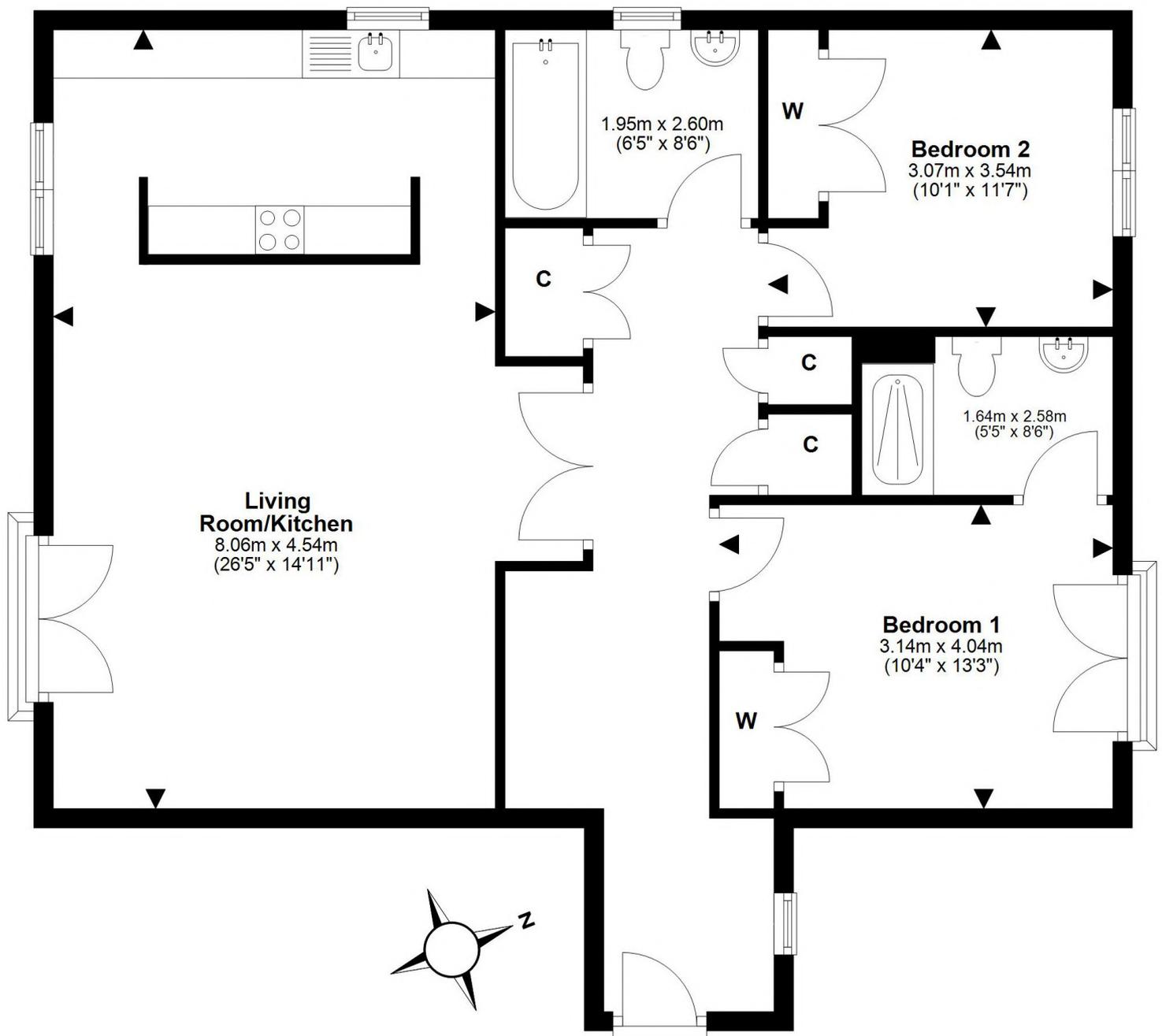




Location

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 D

The development is factored by James Gibb Residential Factors at an approximate cost of £1,600 per annum, which includes buildings insurance, stair cleaning, upkeep of common grounds, and lift use. A float of £250 is also payable.

Any offers should be submitted to 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.



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