

COULTERS<sup>©</sup>

# 5 LAIRDS CLOSE

HADDINGTON, EAST LoTHIAN, EH41 3FN

 2 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Situated within a modern and well-maintained Cala development built in 2022, this beautifully presented top floor flat offers a stylish and well-proportioned home finished to a high specification with Amtico flooring flowing seamlessly throughout. Boasting lovely open views towards the Lammermuir Hills, the property combines contemporary comfort with a peaceful setting whilst being ideally located within easy reach of an excellent range of local amenities, schooling, transport links, the surrounding countryside and East Lothian's renowned coastline.

The accommodation is bright and welcoming throughout with a good orientation, large windows and a well-balanced layout designed to maximise both space and an abundance of natural light. The main living area provides an inviting setting for relaxing and entertaining, enjoying an elevated position that enhances the sense of openness and outlook. The kitchen is thoughtfully arranged to offer both practicality and ease of use, complementing the overall flow of the home.

The property further benefits from two generously sized double bedrooms, one with an en-suite, and both with built in wardrobes; a modern bathroom; and excellent storage throughout including loft access.

## KEY FEATURES



Beautifully presented, contemporary top floor flat



Well maintained shared garden grounds



Ideally located close to local amenities



EPC Rating - B



Two well proportioned double bedrooms, one with en-suite



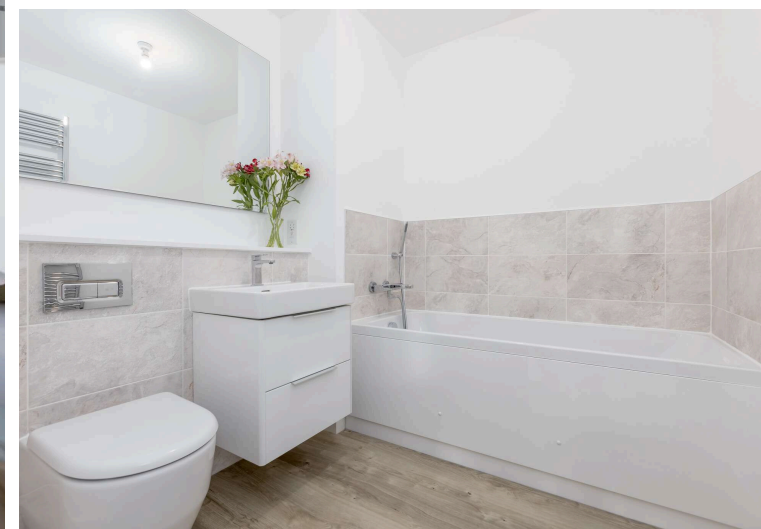
Allocated private parking



Lovely open views to the Lammermuir Hills



Council Tax Band - E



Externally, the property is surrounded by well-maintained shared garden grounds, providing a pleasant outdoor environment, while allocated private parking adds to the overall ease of living.

## EXTRAS

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, induction hob, oven, microwave, dishwasher, fridge/freezer, washer dryer and the mirrors are included in the sale price. The furniture is available by separate negotiation. The development is factored and maintained by Ross and Liddell, annual factoring fees are approximately £650.



# 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, there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The local Farmers Market is a monthly delight with a variety of local seasonal produce on offer, and the annual Haddington Show is a superb agricultural event showcasing a range of livestock, food and local crafts. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, gym, sports hall, and health suite.

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. The retail park, which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others. World renowned golf courses and stunning sandy beaches can be easily accessed making Haddington a popular location for families and golfers alike.

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 Longniddry 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.

**HOME REPORT VALUATION: £300,000**



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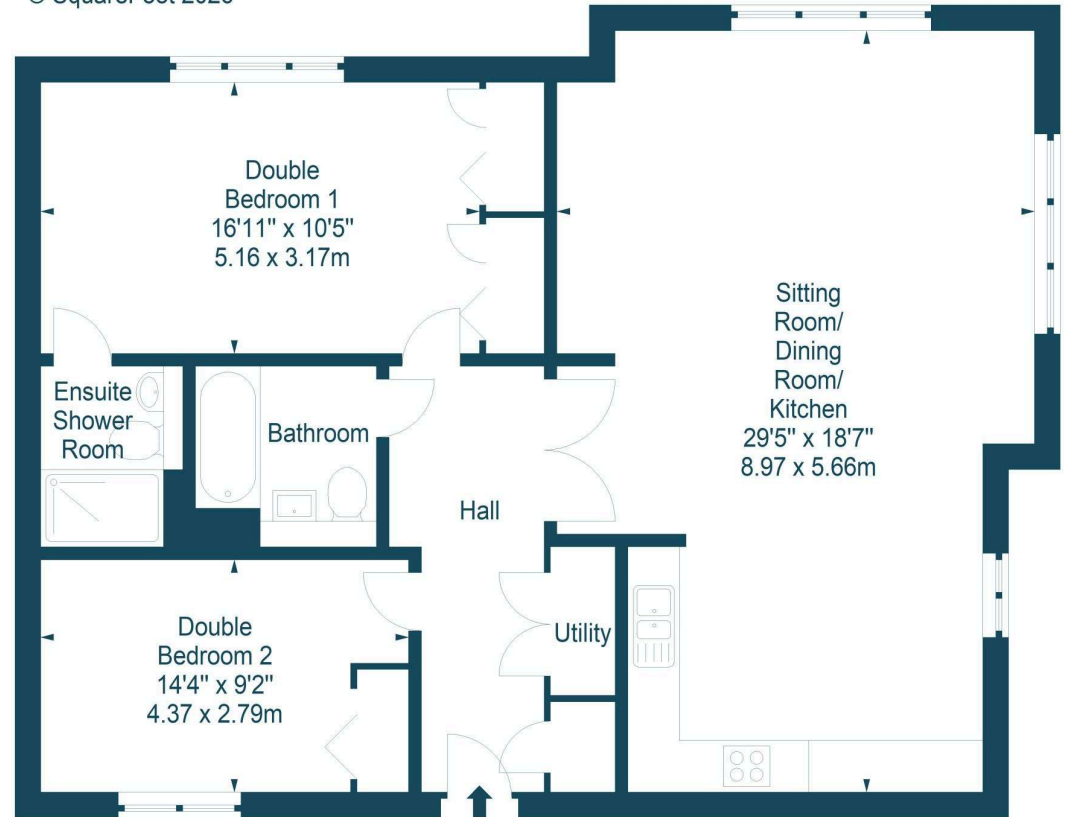


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Lairds Close,  
Haddington,  
East Lothian, EH41 3FN



Approx. Gross Internal Area  
1064 Sq Ft - 98.85 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Second Floor

## 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.