



# 60 Phillips Avenue

Haddington, EH41 3QU



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61sqm

EPC

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**AS** Anderson  
Strathern

# 60 Phillips Avenue

Haddington, EH41 3QU

An excellent opportunity has arisen to acquire a 72.84% share of this lovely two-bedroom terraced family home in the charming East Lothian town of Haddington. This bright and spacious property is beautifully presented throughout and situated in a popular modern development.

The ground floor features an inviting entrance hall that leads into a bright open plan living, kitchen, and dining space. Large patio doors draw in natural light and open directly to the private rear garden, creating a smooth connection between indoor and outdoor living. A convenient WC completes the ground floor layout. Upstairs, there are two comfortable bedrooms, each offering practical storage options, along with a contemporary bathroom with a three-piece suite.

Externally, the property offers private garden space to the rear including a decking area. An allocated residents' parking space is positioned conveniently at the front.

**This property is offered through the Low Cost Home Ownership (LCHO) Scheme via East Lothian Council\*.**

## Property features

- Mid-terrace home
- Open plan living/kitchen
- Enclosed rear garden
- Gas central heating
- Double glazing
- Part of the LCHO Scheme

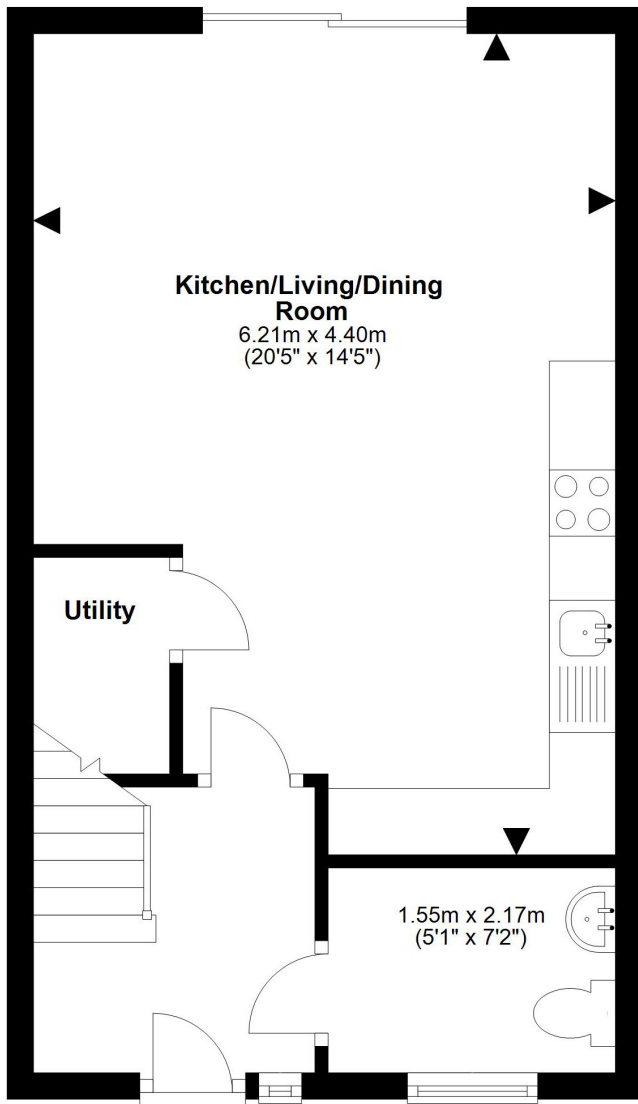




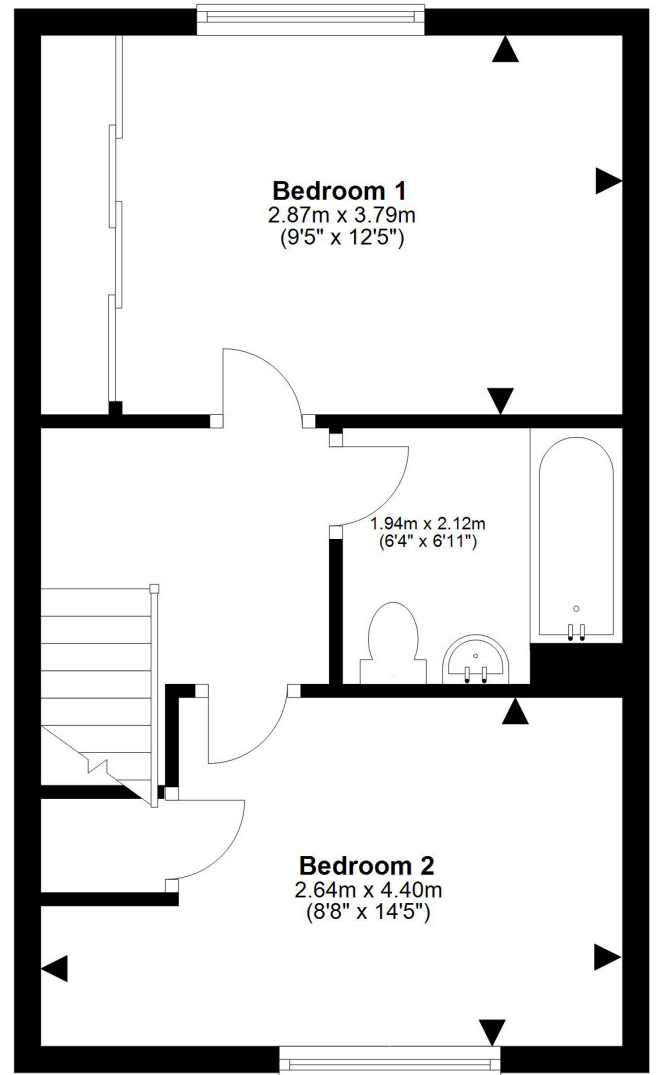
## Location

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.





**Ground Floor**



**First Floor**

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

**This property is of a Low Cost Housing Option (LCHO) Scheme through East Lothian Council. The property is marketed accordingly as it is only available to qualifying purchasers i.e. 1st time buyers and those who can prove that they are not in a position to afford to purchase a similar property on the open market. Interested parties will be required to complete an application form that will be authorised by East Lothian Council.**

Further information and application forms are available from Anderson Strathern at [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.



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