

COULTERS[©]

1 LAIRDS CLOSE

HADDINGTON, EAST LoTHIAN, EH41 3FN

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a modern Cala development in the attractive market town of Haddington, this beautifully presented ground floor flat offers bright, contemporary accommodation within easy reach of an excellent range of local amenities, well regarded schooling, transport links, the surrounding East Lothian countryside and its renowned coastline.

KEY FEATURES



Contemporary ground floor flat forming part of a modern development



Two well proportioned double bedrooms, one with en-suite



Well maintained shared garden grounds



Allocated private parking



Ideally located close to local amenities



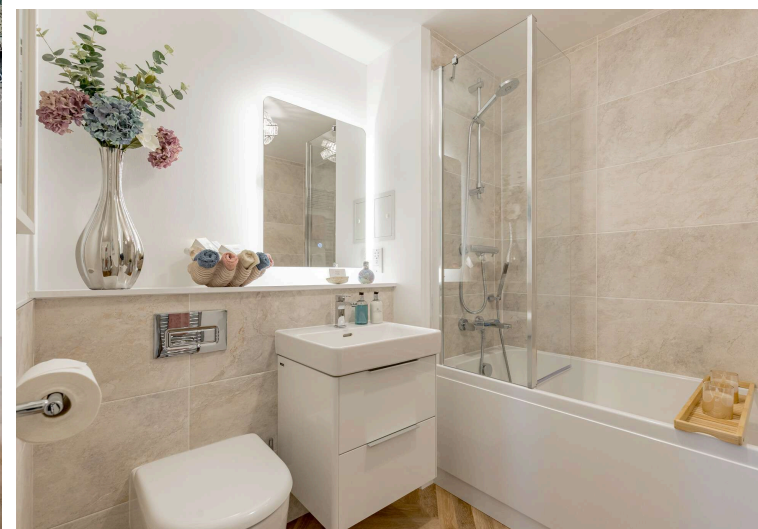
Generously proportioned, stylish accommodation



EPC Rating - B



Council Tax Band - E



The stylish, well proportioned accommodation is presented in excellent order throughout and comprises a welcoming entrance hall with useful storage, leading to a spacious open plan sitting room, dining area and kitchen. The kitchen is fitted with a range of modern units, integrated appliances and is complemented by a bespoke media and shelving unit, creating an attractive focal point to the living space. There are two generous double bedrooms, including a principal bedroom with built-in storage and a stylish en-suite shower room. A contemporary family bathroom serves the second bedroom and guests.

The property further benefits from well maintained communal garden grounds, an allocated private parking space and ample visitor parking.





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.

EXTRAS

All fitted carpets, fitted floor coverings, blinds, light fittings, induction hob, oven, microwave, dishwasher, fridge/freezer, second freezer and the washer dryer are included in the sale price. The curtains and any items of furniture are available by separate negotiation.

HOME REPORT VALUATION: £290,000

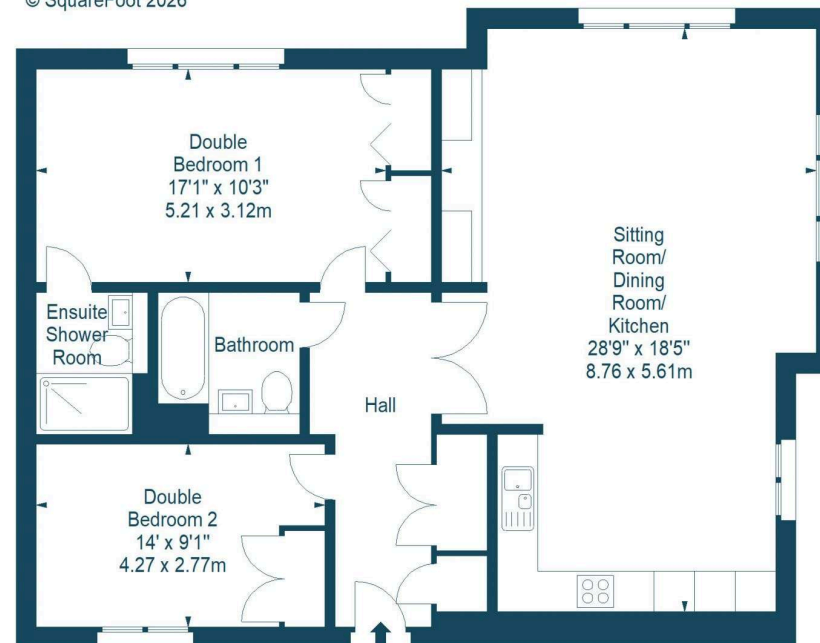




**Lairds Close,
Haddington,
East Lothian, EH41 3FN**



Approx. Gross Internal Area
1052 Sq Ft - 97.73 Sq M
For identification only. Not to scale.
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Ground Floor

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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.