



# 38 Knox Court

Knox Place, Haddington, EH41 4EB



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39sqm

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**AS** Anderson  
Strathern

38 Knox Court sits just moments from Haddington's High Street, within the former Knox Institute, a distinguished listed building sensitively redesigned as a retirement complex in the 1980s. The development retains much of its original character, offering historic charm alongside modern convenience.

This second floor, fully south-facing apartment is quietly positioned to the rear of the building and is easily reached by either lift or stairs. The layout includes a welcoming hallway, a wonderfully spacious living/dining room with a large storage cupboard, and a modern kitchen with generous worktop and cupboard space plus an additional storage cupboard. A bright double bedroom with an integrated wardrobe and a contemporary shower room complete this well-proportioned home.

The property is equipped with emergency pull cords in each room for added peace of mind, along with modern electric heating, double glazing, access to shared landscaped grounds, unallocated residents' parking, and a secure entryphone system.

The development itself offers excellent communal amenities, including non-resident management staff, shared laundry facilities with a dedicated drying room, guest accommodation, and a bright communal conservatory overlooking the sunny rear garden.

### Property features

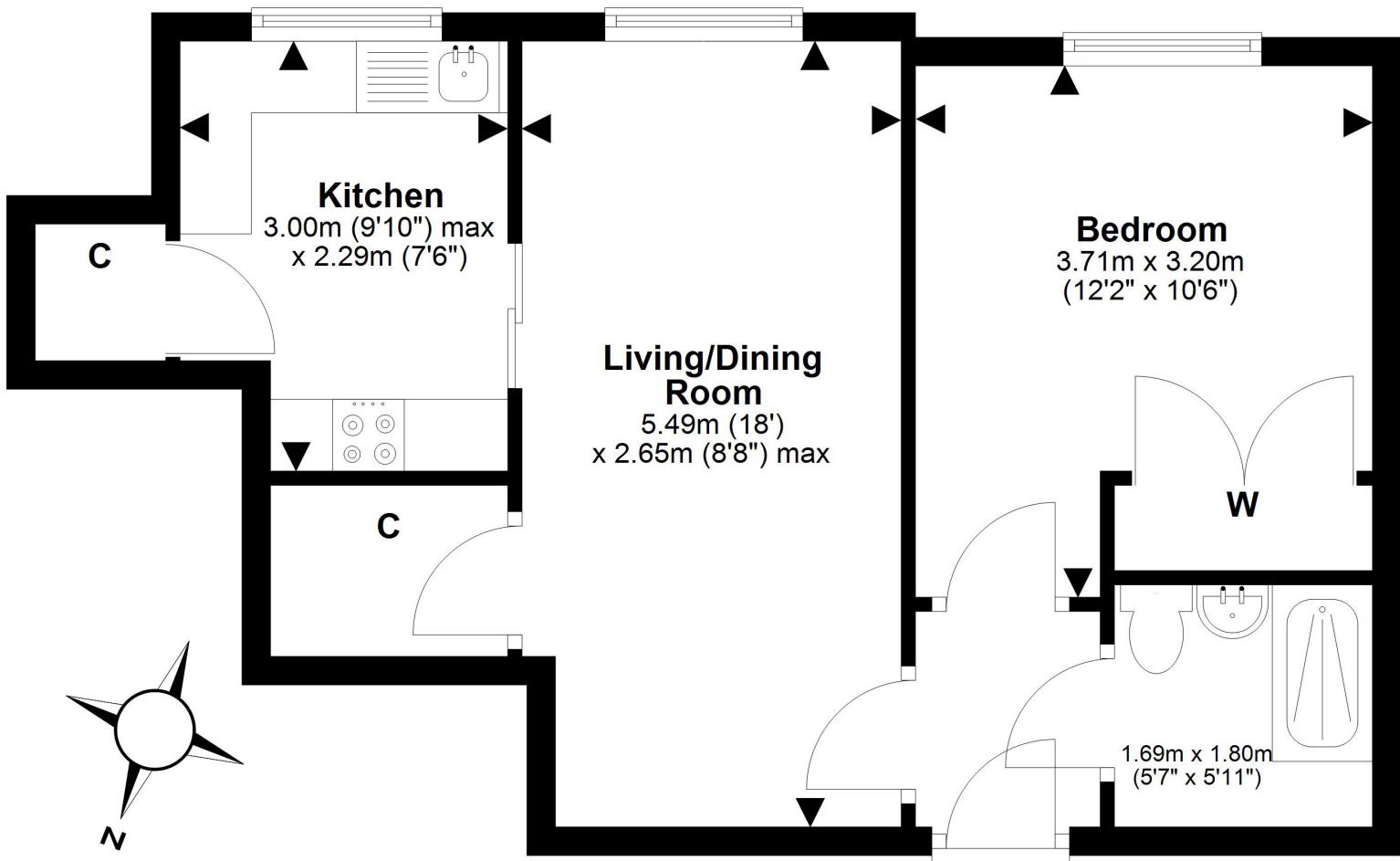
- Retirement flat
- Excellent storage
- Built-in wardrobe
- Shared facilities
- South-facing
- Double glazing
- Electric heating





## 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.



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 B

Occupants must be aged 55 or over. The property is currently factored by RMG Scotland, with an approximate factoring fee of £156 per month, although a new factoring company is due to replace them in the near future. An exit fee of 0.25% of the sale price for each year of occupation, up to a maximum of 5%, also applies upon the sale of the property.

Any offers should be submitted to [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.

**éspc**

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0131 270 7777

**Glasgow**  
50 George Sq  
G2 1EH  
0141 242 6060

**Haddington**  
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EH41 3JA  
01620 824 016

**Lerwick**  
Nordhus,  
Business Park  
ZE1 0LZ  
01595 695 262

**Kirkwall**  
N8 Laing  
Street  
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