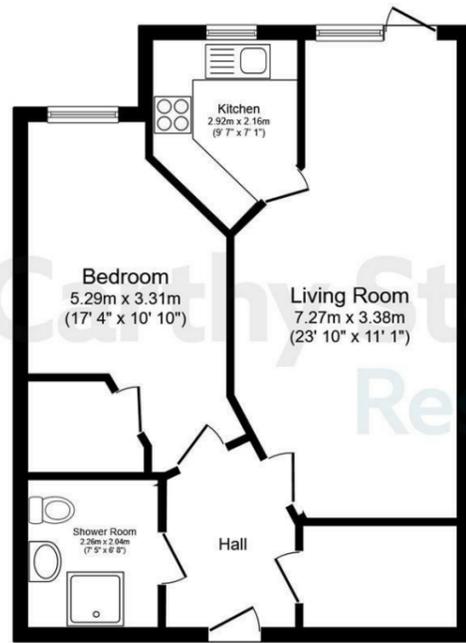


15 Hailes Green

Mill Wynd, Haddington, EH41 4FF



Floor Plan

Total floor area 53.9 sq.m. (580 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC	73	73

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		90	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland	EU Directive 2002/91/EC	90	90



Offers over £220,000 Freehold

\*\*\*CLOSING DATE - TUESDAY 7TH MARCH - 12 NOON\*\*\* Superb ground floor one bed retirement living apartment within the sought after Hailes Green development in Haddington, County town of East Lothian. Excellent amenities within walking distance and riverside walks.

Call us on 0345 556 4104 to find out more

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# Hailes Green, Mill Wynd, Haddington

## Summary

Hailes Green was purpose built by McCarthy Stone for retirement living. The development consists of 49 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the hall and bathroom. The development includes a beautiful residents' lounge with various social activities and weekly coffee mornings should you wish to join in. The garden room with mezzanine leads out to the courtyard with seating area and attractive landscaped gardens to enjoy and a lovely walk by the river close by. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies and the current fee is £250 per annum, check with the House Manager for availability. It is a condition of purchase that residents must meet the age requirements of 60 years. For a couple, one person must be a minimum of 60 years.

## Local Area

Hailes Green is located in Haddington, 20 miles east of Edinburgh in the beautiful county of East Lothian, Haddington is a charming small market town with lots to offer. Once the fourth biggest town in Scotland, Haddington is now a cultural hub steeped in history with several famous landmarks and other places of interest right on your doorstep. Residents at Hailes Green can enjoy access to a wide range of amenities, including a leisure centre, rugby, bowling and golf clubs as well as many shops, cafes and restaurants. In the wider area, East Lothian is home to an abundance of stately homes, museums, galleries and beautiful outdoor spaces so there is something to suit all interests. East Lothian also has a beautiful coastline, dotted with fishing villages and spectacular beaches for lovely walks and fresh air. Living in this cosy little town will let our residents relax in a rural setting while not being too far away from the city. Haddington has strong transport links into Edinburgh

city centre via regular buses, and also to the surrounding towns and area. For those with access to a car, Haddington conveniently sits just off the A1, the longest road in the UK that connects Edinburgh with London, being in perfect position for trips away.

## 15 Hailes Green

Apartment 15 is well presented with newly fitted carpets in the living room, entrance hall and bedroom. The accommodation is located on the ground floor to the front of the development and overlooks the attractive courtyard. Ideally placed for easy access to the communal facilities on offer and the residents' car park. Electric storage and panel heating is provided.

## Entrance Hall

Welcoming entrance hall benefitting from a generous walk-in storage/airing cupboard with utilities. The 24-hour emergency response pull cord system with an additional pull cord in the shower room, for peace of mind and pendants are also provided. There are illuminated light switches, a smoke detector, apartment security door entry system. Doors lead to the bedroom, living room and shower room.

## Living Room

Lovely bright and spacious living room with a feature fire surround and fitted electric fire creating a focal point. The French door including perfect fit blinds, leads to the communal courtyard with seating area. A new Quantum heater has been installed in the living room in addition to new carpets, continued into the entrance hall and bedroom. There are raised electric power sockets, TV, and phone points. Partial glazed door leads onto a separate kitchen.

## Kitchen

Well appointed fully fitted kitchen with linoleum flooring. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted

# 1 Bed | Offers over £220,000

integrated fridge, freezer, washer/dryer, and under pelmet lighting. A decorative roller blind frames the window.

## Bedroom

Good sized double bedroom benefiting from a walk-in wardrobe with hanging rails, shelving and storage space above. Ceiling lights, wall mounted panel heater, TV and phone point.

## Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

## Inclusions & Additional Notes

- Included: Light fittings, flooring, curtains, blinds and integrated appliances
- Available: UltraFast, SuperFast & Standard Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

## Service Charge

Service charge is £2,420.11 per annum for the financial year ending 31/08/26.

- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

## Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

