










Fixed Price

£262,995

13 Hays Walk

Haddington | East Lothian | EH41 3EH

An exceptionally appealing, brand new three bedroom mid terrace house, forming part of the highly regarded Letham Views development by Dundas in Haddington. Thoughtfully designed for modern living, the property offers well proportioned accommodation finished to a high standard throughout, providing a stunning home for a range of buyers within a sought after and well connected setting.

-  1 public room
-  3 bedrooms
-  2 bathrooms plus WC
-  Front & rear gardens
-  Allocated parking space
-  EPC rating – B
-  Council tax band - E



Description

The ground floor comprises of a welcoming vestibule with handy WC, bright and airy lounge with storage, and a stylish dining kitchen with a range of wall and base units with co-ordinated worktops and access to the patio and rear garden via French doors, together offering an ideal area for cooking and entertaining.

Moving to the first floor, you will find the principal bedroom with built in wardrobes and an en-suite shower room, two further bedrooms, and a contemporary family bathroom with a white suite. The property further benefits from gas central heating, double glazing, solar panels, Vitra sanitaryware, and a 10 year NHBC warranty.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal. Please also note the EPC and council tax band are as anticipated.



Gardens & Parking

A neat lawned garden welcomes you to the property and to the rear there is a fully enclosed garden laid to lawn with a patio, offering a safe space for children and pets to play, and a place to dine in the warmer months. There is the convenience of an allocated parking space to the rear of the property with on street parking also available.

Factoring

The grounds around the development are maintained by Ross & Liddell and Speirs Gumley at a cost per annum of £100 and £300 (this also includes garden maintenance) respectively.

Reservation Process

Please contact the office for further information.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

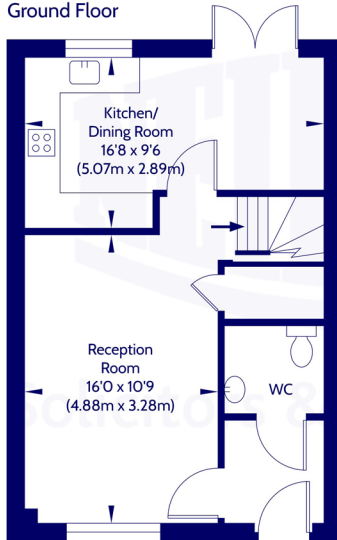
The Royal Burgh of Haddington is the administrative and geographical centre of the beautiful county of East Lothian, located approximately 20 miles from Scotland's capital city of Edinburgh. This charming and popular town enjoys a rich history and strong sense of community with a wealth of shops, services, highly regarded cafes and restaurants all available within close proximity of this property. Ideally placed for those who enjoy outdoor pursuits, the surrounding countryside offers a wealth of opportunities from walking, fishing, golfing, horse riding and watersports. Further amenities include a local library and museum and sports centre with swimming pool. Local schooling is available from nursery to secondary level and regular local bus services provide easy access throughout the county and to Edinburgh. By car, the A1 connects quickly to the bypass and motorway network.



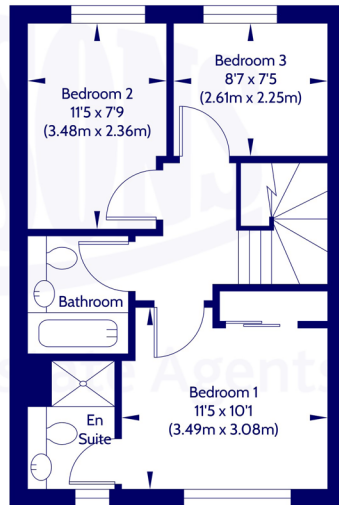


Approx. Gross Internal Floor Area 80 Sq M / 866 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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