

3 Lairds Close

HADDINGTON, EAST LOTHIAN, EH41 3FN



*Generously Proportioned Two Bedroom
Modern Flat In Haddington*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this modern newly built two-bedroom, generously proportioned flat to the market. The property was built by Cala homes and has been finished to an excellent standard with Amtico flooring and Porcelanosa tiles and still benefits from the existing new home warranty (NHBC).

THE KITCHEN /LIVING ROOM



The fully equipped kitchen is situated in the open-plan kitchen/living room. This space encompasses modern living with excellent finishes. The kitchen is equipped with Siemens appliances including an induction hob, integrated oven, microwave, dishwasher and fridge freezer. A large cupboard in the hall is also plumbed for the washing machine. The living space boasts dual aspect windows which flood the room with natural light. There is ample space for furniture arrangements, including dining space.



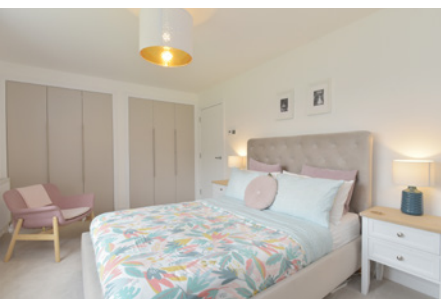


The property has two rather generous bedrooms. The master bedroom has built-in wardrobes, en suite and additional space for freestanding storage options. Bedroom two is a generous double bedroom and has ample space for home office furniture. The flat has one main three-piece bathroom and an en-suite shower room in the main bedroom. Both facilities have been completed to a high standard, reminiscent of the developer's finishes.

THE BATHROOM



BEDROOM 1



BEDROOM 2

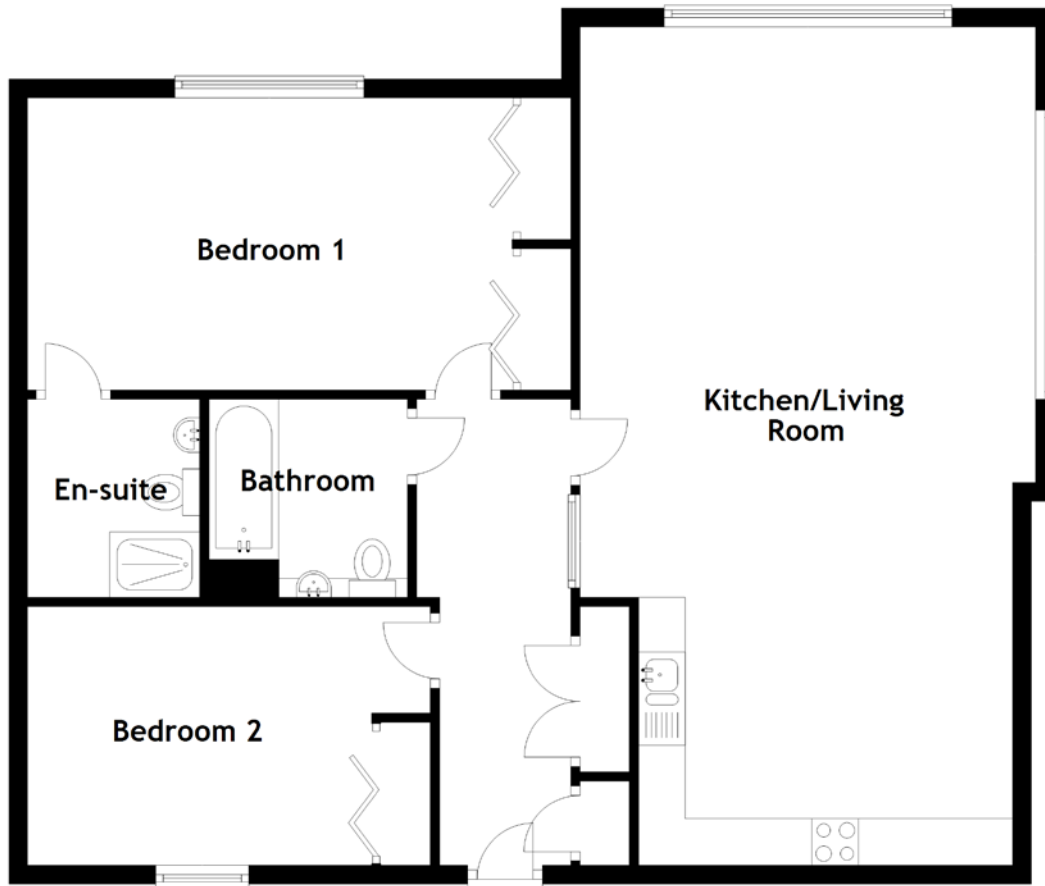


In addition, the property includes residents parking, free on-street parking as well as landscaped gardens and a shared bike shed. The property is managed currently by Ross and Liddell Factors and there are fees of around £380 per annum. The flat has an excellent energy rating and benefits from the gas central heating and double-glazed windows, making for a warm and cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

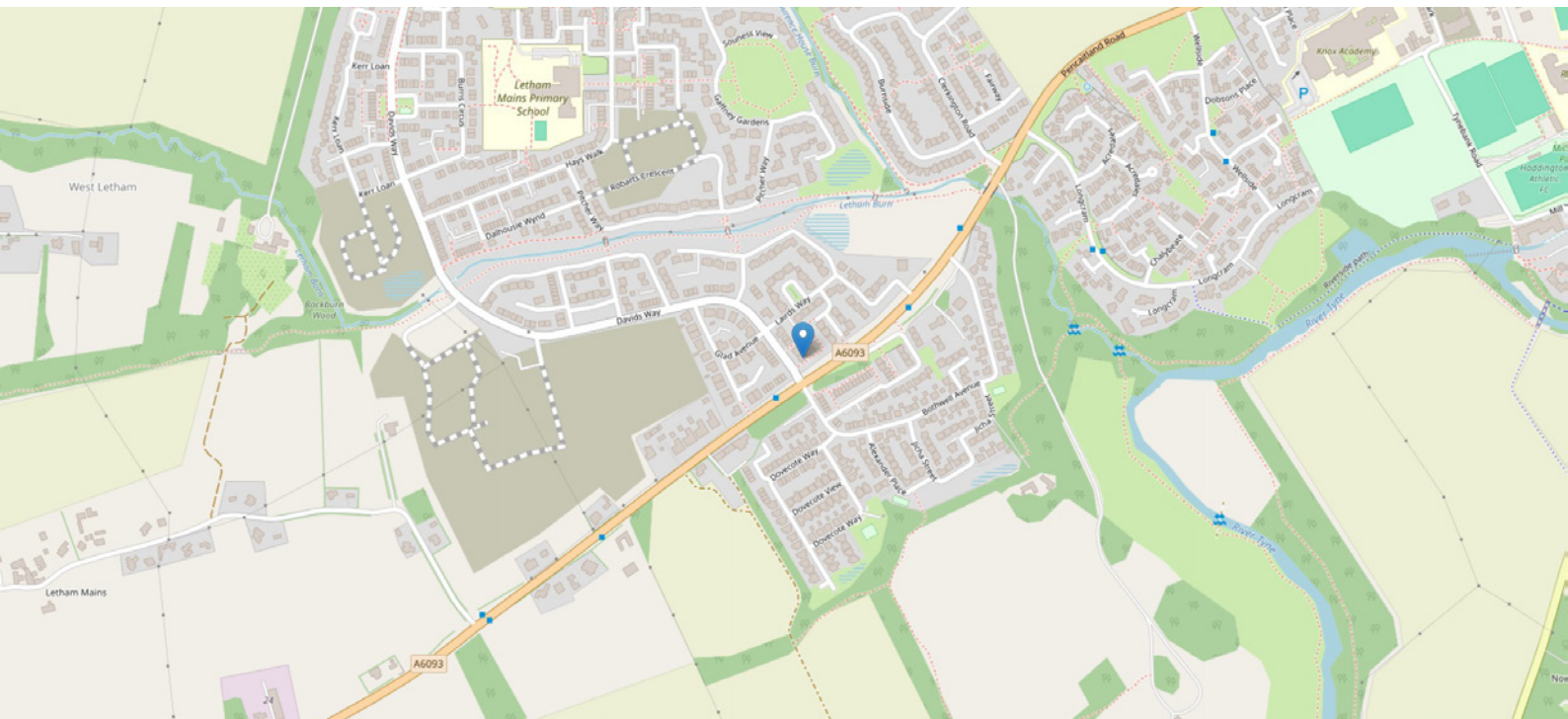


Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 9.00m (29'6") x 4.89m (16'1")
 Bedroom 1 5.20m (17'1") x 3.14m (10'4")
 En-suite 2.13m (7') x 1.85m (6'1")

Bedroom 2 4.32m (14'2") x 2.78m (9'1")
 Bathroom 2.15m (7'1") x 2.13m (7')

Gross internal floor area (m²): 100m²
 EPC Rating: B



THE LOCATION

The historic market town of Haddington lies on the River Tyne approximately 18 miles east of Edinburgh and is situated in the heart of East Lothian's attractive countryside.





The town itself offers an excellent range of local shops, a sports centre with a swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington offers a wide range of social and cultural activities generated by the lively local community including concerts in the magnificent 14th century St Mary's Parish Church.

Edinburgh City Centre, the Fort Kinnaird Leisure and Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport and motorway links to the north, south and west are all easily accessible via the A1. The A1 expressway to Dunbar also provides easy access to the south.

There are good public transport services to and from Edinburgh City Centre and surrounding towns and villages including the coastline.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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