

A DEVELOPMENT BY
REM ASSOCIATES



WELSH

LETHAM MAINS, HADDINGTON
EH41 4JF



BEAUTIFUL, CONTEMPORARY, ARCHITECT-DESIGNED HOMES

WELSH, LETHAM MAINS



MINIMALIST INTERIORS & IMPRESSIVE ECO-CREDENTIALS

This outstanding architect-designed house within the exclusive Letham Mains development in Haddington is an exclusive new-build property set across one level, boasting five double bedrooms, three bathrooms, a home office/study, and two reception rooms, including a Scandinavian-inspired, open-plan living area. The family home further benefits from two gardens, as well as a double driveway with an electric security gate and a detached double garage with a flexible conversion space above. It is a high-specification property, with ultra-modern, minimalist interiors and impressive eco-credentials, representing the epitome of contemporary living for luxury lifestyles.





THE LOUNGE

The front door opens into a generous hallway with ample built-in storage, instantly setting the high standards for the accommodation to follow. On the left, you step into the informal lounge, which enjoys a tranquil ambience. It offers a fantastic footprint for a broad choice of furniture and features French doors leading onto the front garden, inviting the outdoors in to allow for year-round enjoyment of the garden space.



OPEN-PLAN KITCHEN, LIVING & DINING ROOM

Next door, the impressive open-plan kitchen, living and dining room presents the perfect reception area for everyday family life and entertaining alike. It has a generous floorplan for a wide variety of furnishings and also features French doors, this time opening onto the rear garden – perfect for summer soirees.



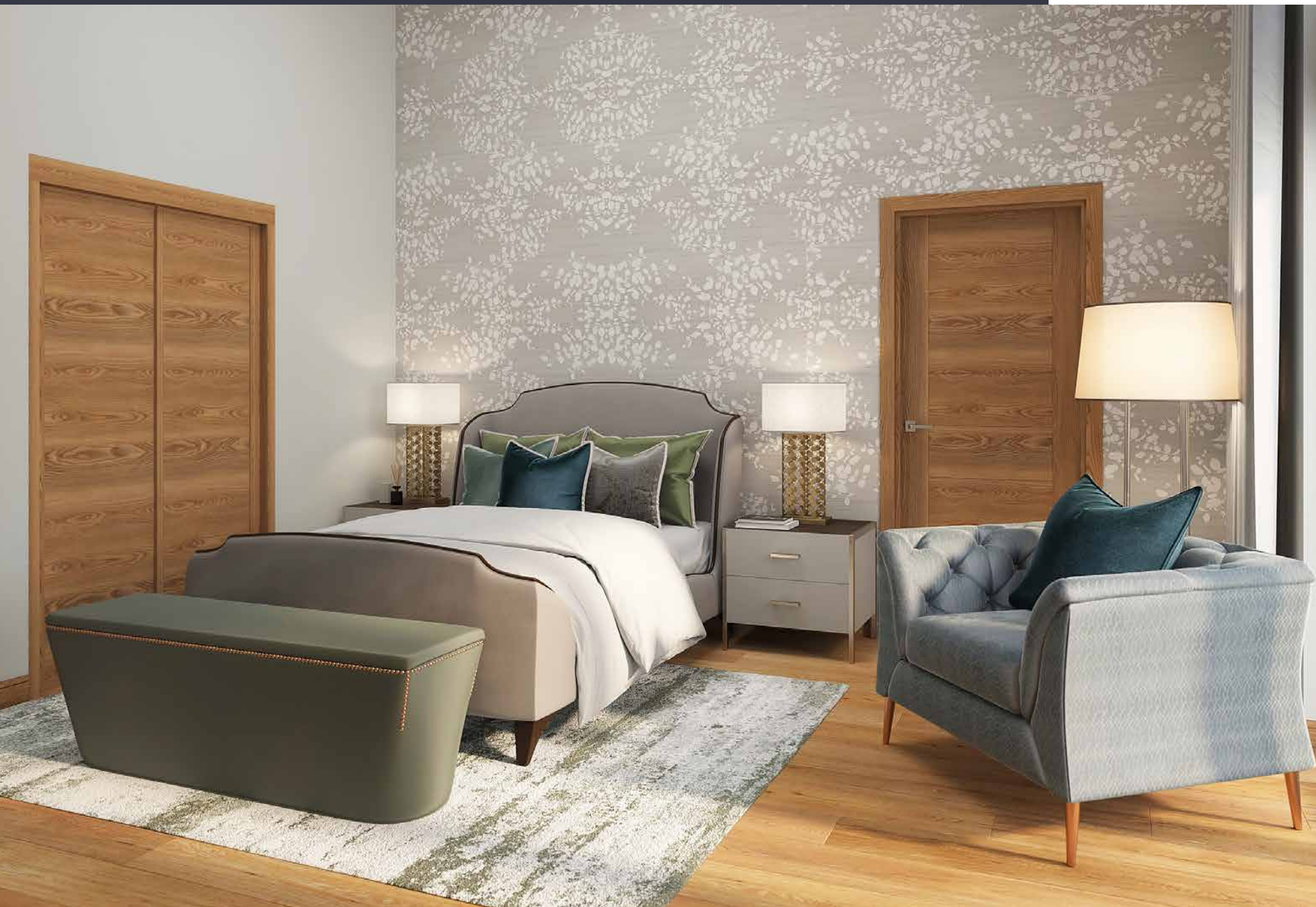


PERFECT SPACE FOR EVERYDAY FAMILY LIFE AND ENTERTAINING ALIKE



The high-specification kitchen, with Quartz worktops, a contemporary hot water tap, and a new colour range, will come fully-integrated with an excellent selection of appliances, including an electric oven, a combination microwave oven, a four-zone induction hob with an extractor hood, a full-size fridge and freezer, and a dishwasher. An adjoining utility room supplements the kitchen with additional access to outside and a discreet space for laundry, coming equipped with fitted cabinetry, a washing machine, and tumble dryer.

FIVE WELL-PROPORTIONED DOUBLE BEDROOMS



The home accommodates a home office/study and five well-proportioned double bedrooms, peacefully located side-by-side along one wing of the property. All of the rooms benefit from built-in wardrobes for greater floor space, whilst the vast principal bedroom and second bedroom, which is equally generous in its proportions, both enjoy access to the gardens via French doors. In addition, the principal bedroom has a vaulted ceiling, additional glass panels facing out to the garden, and the added luxury of an en-suite bathroom, with the second bedroom offering a deluxe en-suite shower room. Completing the exceptional accommodation is an exquisite four-piece family bathroom with a walk-in shower enclosure, a freestanding bathtub, and a WC-suite, all enveloped in stylish wall and floor tiling. Triple-glazed windows throughout and an ultra-energy efficient air-source heat pump, with smart thermostat controls, ensure a warm, yet cost-effective living environment all year round.

Externally, there are two sizeable gardens for outdoor recreation and alfresco dining, with the front garden bordered by a wall and the rear garden secured by fencing. There is also a garden pod outbuilding, which has power, broadband, and heating - the perfect setup for use as an office or gym. Outstanding private parking is provided as well, via a detached double garage with a remote-controlled door, and a double driveway with an electric car charging point and electric security gates. In addition, there is a flexible above garage conversion space, which could be used as self-contained living accommodation for independent family members and guests. Please note, pictures are for illustrative purposes only.



TWO SIZEABLE GARDENS FOR OUTDOOR RECREATION AND ALFRESCO DINING



SPECIFICATION

KITCHEN

- New colour range
- Electric oven
- 4-zone induction hob with integrated extractor
- Combi microwave oven
- Full size fridge
- Full size freezer
- Dishwasher
- 1 bowl composite sink
- Contemporary hot water tap
- Quartz worktops

UTILITY ROOM

- Fitted furniture
- Washing machine
- Tumble dryer
- 1 bowl composite sink
- Contemporary single mixer tap

BATHROOMS

- Sanitary ware and vanity units
- Floating WCs
- Jack-and-Jill basins
- Chrome taps and fittings
- Upgraded tiles in all bathrooms
- Shower heads and valves
- Mixer tap and hand-held shower heads
- Chrome towel warmers with thermostatic valves
- Shaver socket to en-suites and bathroom
- Freestanding bath with floor mounted mixer tap
- Double sink in principal bedroom en-suite

DECORATION

- Matt white emulsion on internal walls and ceilings
- Oak-veneered pre-finished internal doors
- Contemporary satin chrome door handles
- Solid white American oak finishings in the bedrooms/living room
- Shadow Gap skirtings hallway/kitchen and dining room

ELECTRICAL

- TV points to lounge, kitchen and all bedrooms

- Low-energy pendant fittings within bedrooms
- Downlights throughout the rest of the bungalow
- Additional lighting around the exterior of the property
- Outside sockets to front and rear

SAFETY & SECURITY

- Intruder alarm
- Mains powered linked smoke detectors
- Mains powered heat detector in kitchen
- Mains powered carbon monoxide detector
- Electric security gate at front of property

HEATING AND PLUMBING

- High-efficiency air source pump
- Smart thermostat control of heating
- Underfloor heating throughout
- EPC Rating - B

GARAGE AND DRIVEWAY

- Secure retractable door with remote control function
- Lighting, power and water tap for hose
- Double garage fitted with T-Rek flooring
- Flexible above garage conversion space
- Electric car charging point
- Double driveway

WINDOWS AND DOORS

- Alu Clad windows triple glazed
- Alu Clad triple glazed patio doors
- Secure front door with clear glazed panels either side
- Secure utility door with glass

GARDENS

- Landscaped front garden
- Turf to front and rear of the property
- Driveway to double garage
- Wooden fence dividing plots and boundary
- Stone wall to front of property
- Landscaped seating area
- Garden pod with power, broadband, and heating



FLOOR PLAN

- GROUND FLOOR AREA - 228M2
- OPEN PLAN KITCHEN, LIVING & DINING ROOM
- LOUNGE
- SEPARATE UTILITY ROOM
- 5 DOUBLE BEDROOMS
- 2 EN-SUITES
- 4-PIECE FAMILY BATHROOM
- DETACHED DOUBLE GARAGE

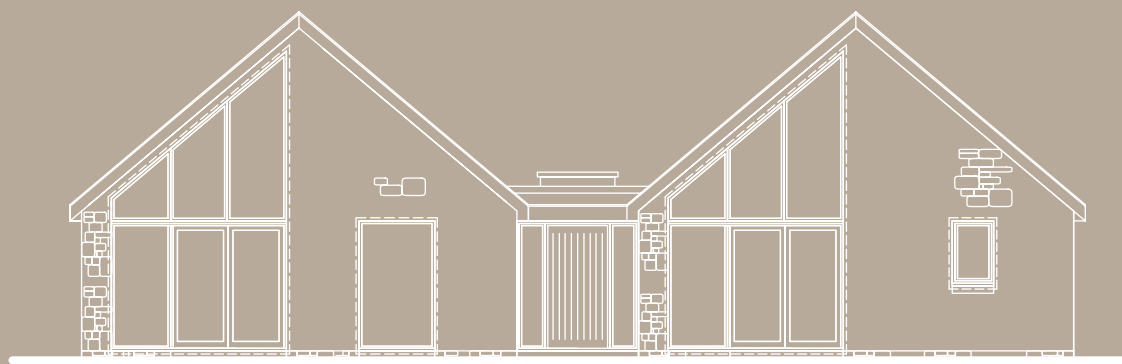
APPROXIMATE DIMENSIONS

Lounge	6.28m	x	4.24m
Kitchen, living & dining room	6.21m	x	6.82m
Utility room	2.38m	x	2.00m
Master bedroom	4.18m	x	4.39m
En-Suite	1.30m	x	4.39m
Bedroom 2	6.19m	x	5.19m
En-Suite	2.91m	x	1.89m
Bedroom 3	3.49m	x	2.94m
Bedroom 4	3.30m	x	2.94m
Bedroom 5	4.08m	x	2.94m
Study	2.62m	x	1.89m
Bathroom	4.00m	x	1.89m

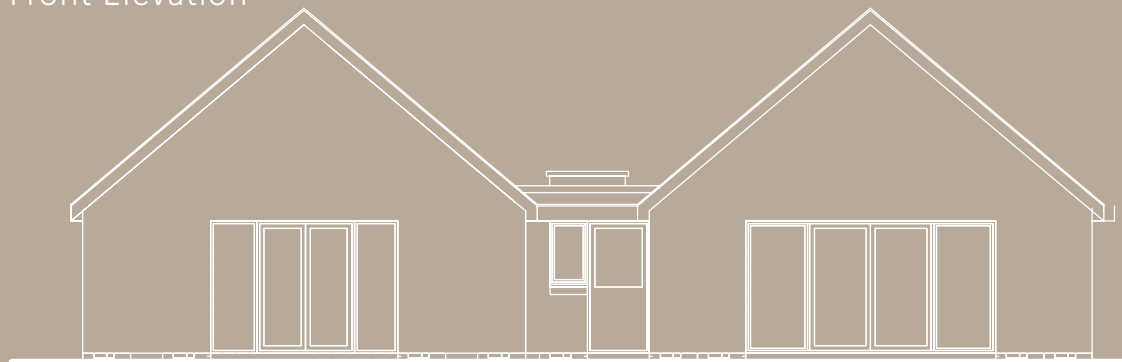




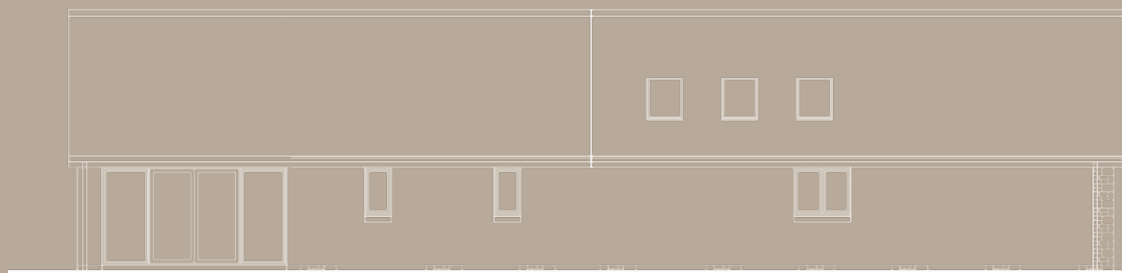
ELEVATIONS & SITE PLAN



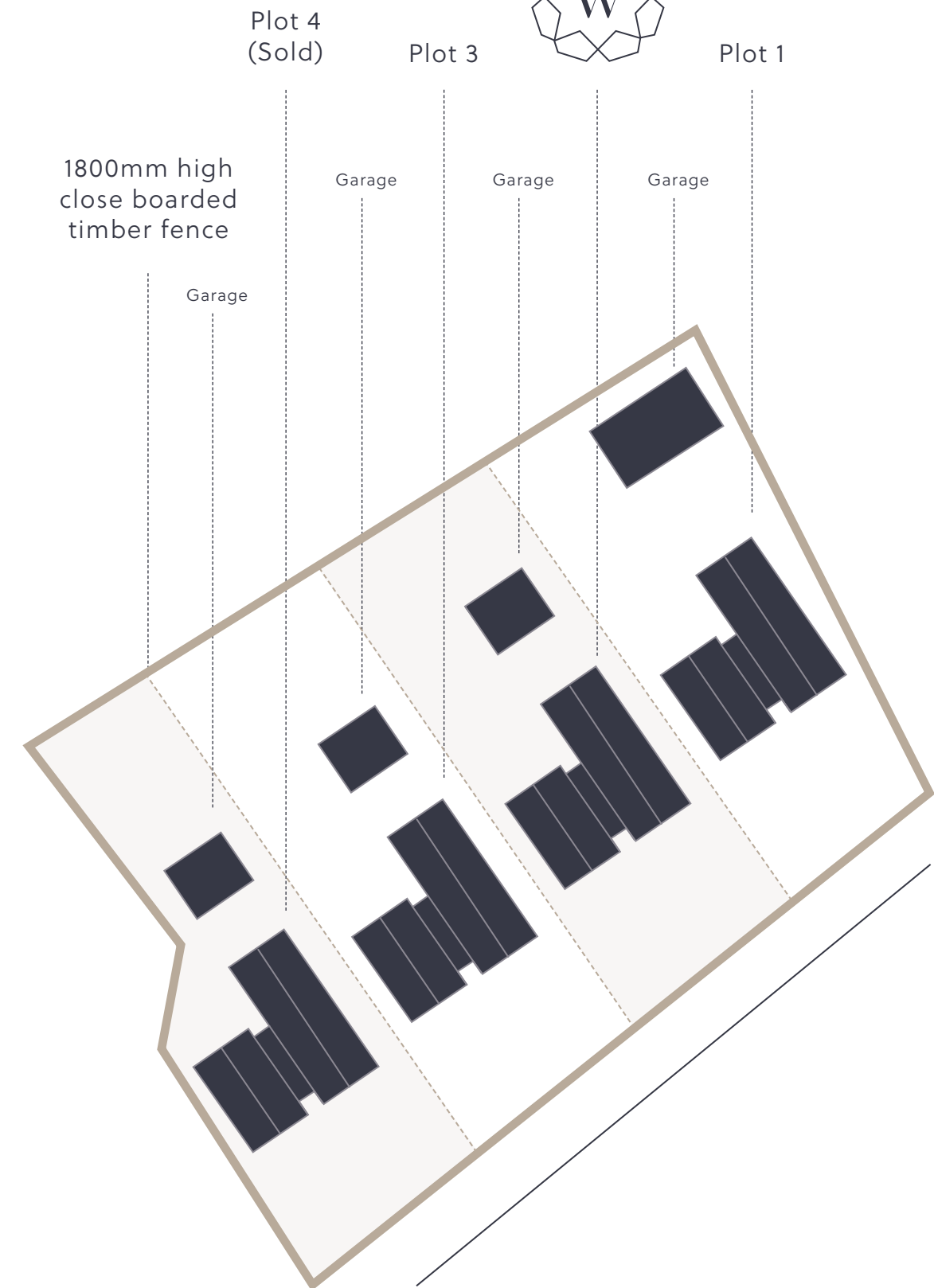
Front Elevation



Rear Elevation



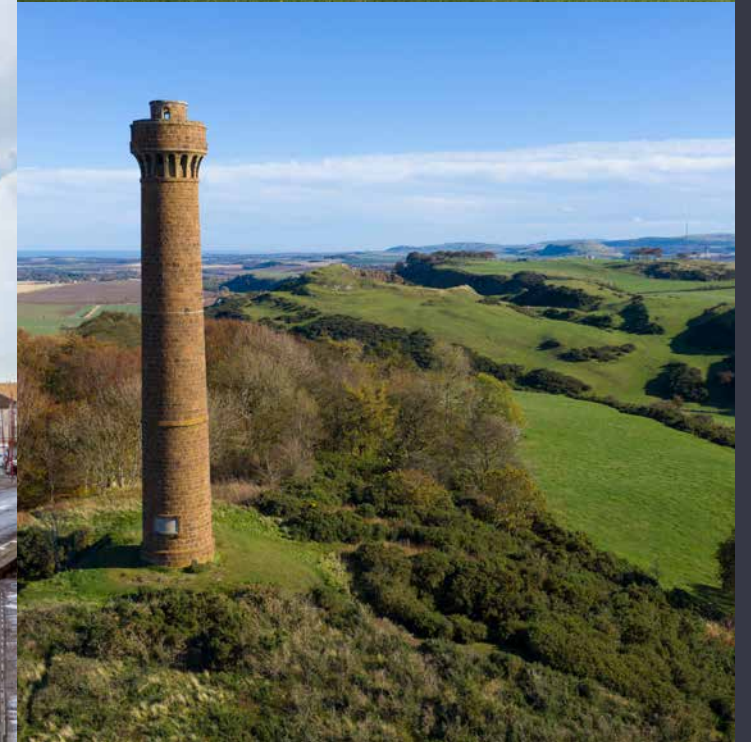
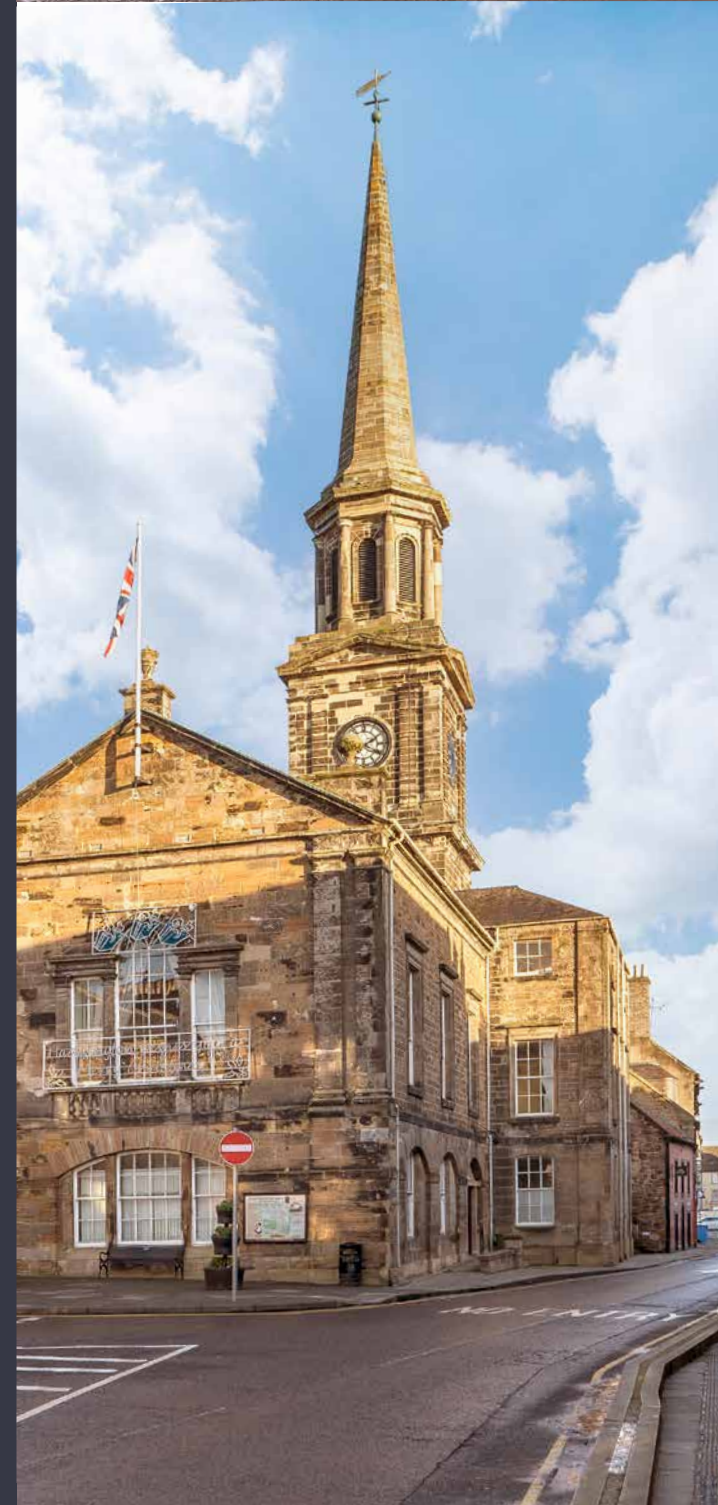
Side Elevation





HADDINGTON

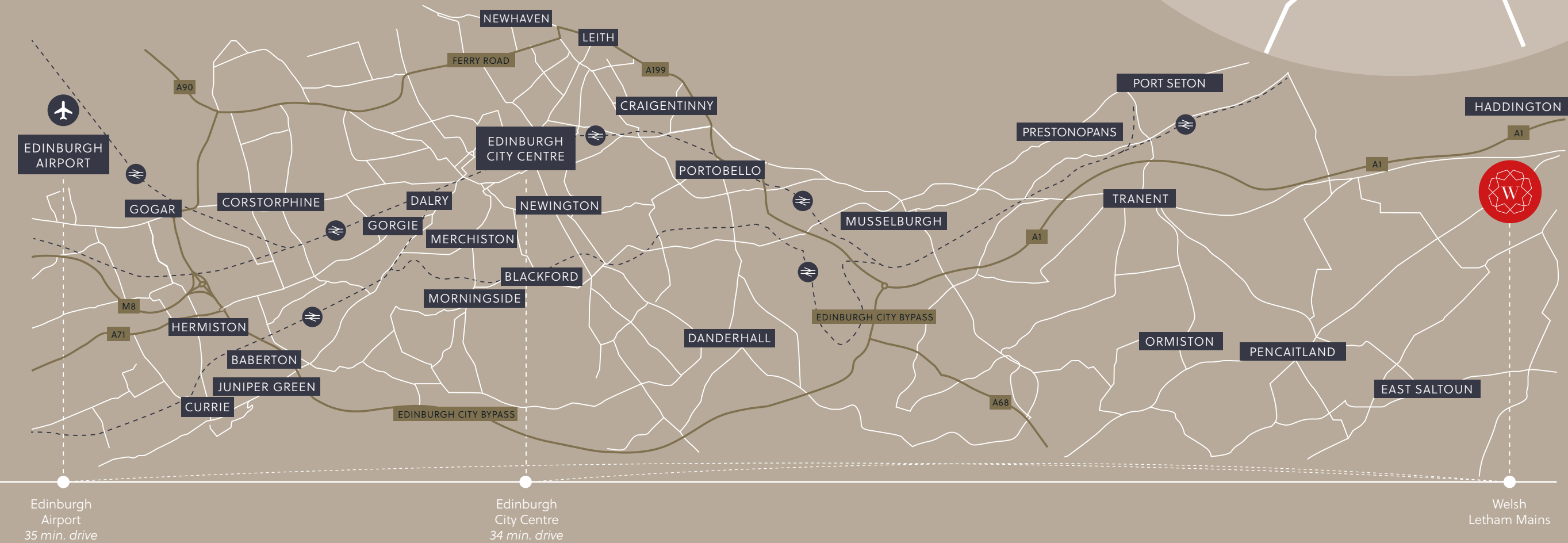
The historic market town of Haddington, in the picturesque East Lothian countryside, sits approximately 20 miles to the east of Edinburgh. It is particularly popular with commuters due to its close proximity to the A1 and excellent public transport links. Built on the banks of the River Tyne, the Royal Burgh of Haddington has a wide range of amenities on its doorstep including supermarkets, cafés, restaurants, and independent shops. More extensive shopping facilities, meanwhile, are available within a short drive at Fort Kinnaird Retail Park. State and independent education is catered for in Haddington from nursery through to senior level, producing a strong sense of community spirit. There is also a wide range of recreational facilities, including a swimming pool/leisure centre, tennis courts, rugby/football pitches, and a skate park. The surrounding countryside offers delightful footpaths, cycle paths, and horse-riding tracks for outdoor recreation. Furthermore, the area is well positioned to enjoy some of the finest beaches in East Lothian, with the picturesque golden sands of Gullane, North Berwick, and Yellowcraig just a short drive away. Equally popular are several renowned golf courses that are all easily accessible from the property, including Gullane Golf Club and Archerfield Links.





MAP & AMENITIES

A1	5 min. drive
Longniddry Train Station	13 min. drive
Edinburgh Airport	35 min. drive
Haddington Primary School	6 min. drive / 26 min. walk
Letham Mains Primary School	6 min. drive / 20 min. walk
St Mary's RC Primary School	5 min. drive / 23 min. walk
Knox Academy	5 min. drive / 16 min. walk
The Compass School	4 min. drive / 16 min. walk





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