

COULTERS[©]

9 HOLME AVENUE

HADDINGTON, EAST LOTHIAN, EH41 3FE

 5 BED  4 BATH  2 PUBLIC






TAKE A LOOK INSIDE

Impressive and extremely well presented 5 bedroom detached home extending to approximately 189 SQM, Sandholme style, with quality finishes throughout and an appealing and generous layout. Set in a cul de sac location with easy access to local amenities. There is an enclosed South facing landscaped garden to the rear, open plan front garden and driveway leading to an integrated double garage.

Although this house is now over four years old, it was bought from Stewart Milne Homes by the current owners as a sale and leaseback showhome, meaning the owners allowed Stewart Milne to continue to use the showhome whilst paying a rental agreement to the owners.

As a result, this wonderful home has never been lived in, has been maintained in pristine condition and none of the appliances and furnishing have been used. Therefore everything remains in show home condition.

KEY FEATURES

-  Impressive detached home with quality finishes
-  5 bedrooms, 3 with en suites and family bathroom
-  Landscaped South facing enclosed garden to rear
-  Driveway and double garage
-  Available fully furnished
-  End of cul-de-sac location in sought after development



The accommodation arranged over two floors comprises - welcoming entrance hall, sitting room with feature gas fire, double doors from this stylish room allow access to the kitchen/dining/family room providing a flexible layout that can be opened and closed to suit; large kitchen/dining/family room which is fitted with an excellent selection of fitted units, and wide range of premium appliances, a breakfast bar area and ample room for dining and relaxing, two sets of patio doors give direct access to the garden; utility with further storage and a cloakroom with WC off.

On the first floor a large landing provides a useful study area; principal bedroom with walk in wardrobe and en suite bathroom with separate shower; four further bedrooms, two of which benefit from en suite shower rooms; and family bathroom.



MORE INFORMATION

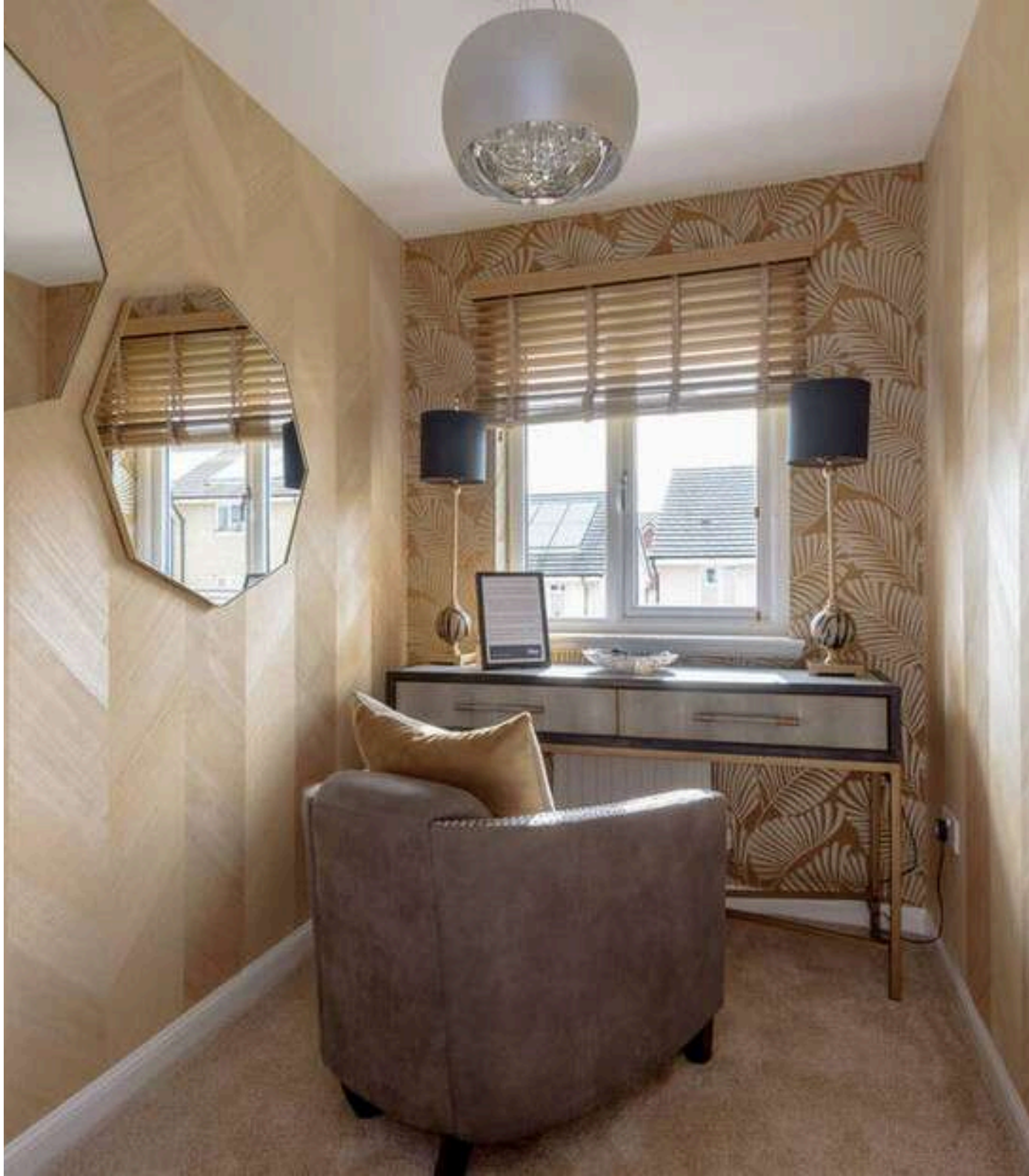
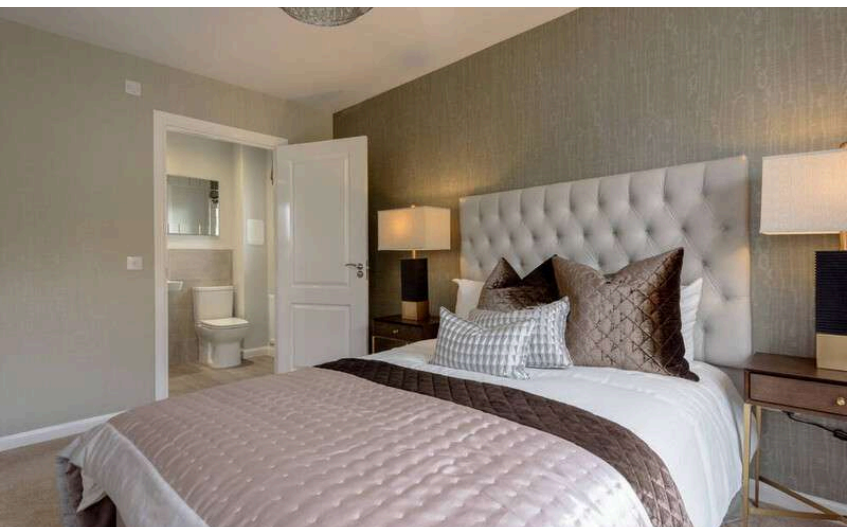
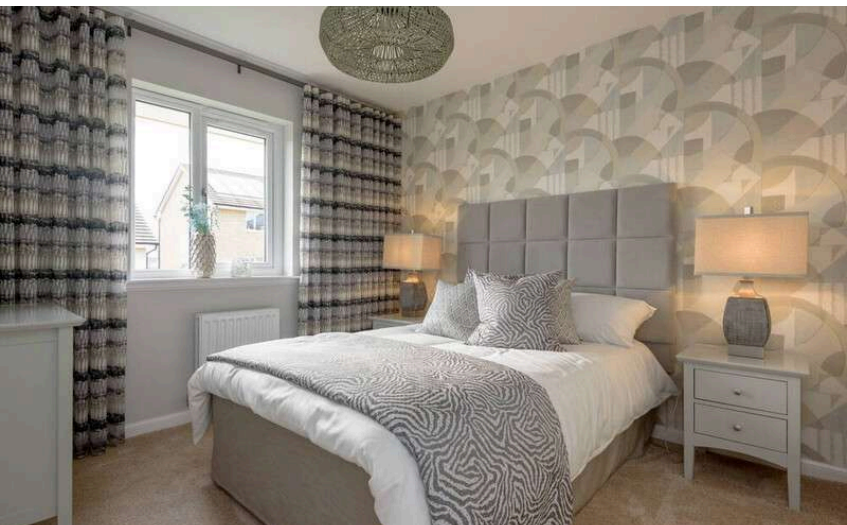
The property benefits from a full central heating system where an environmentally friendly Daikin boiler utilises both gas and an air source heat pump to reduce running costs. It is also double glazed throughout. The consortium grounds are factored by Ross & Liddell, whilst the private front gardens and open space on this Stewart Milne Homes' phase are maintained and factored by Speirs Gumley, with an approximate combined annual fee of £280.

EXTRAS

The fitted floorcoverings, curtains, blinds, light fittings and integrated appliances throughout are included in the sale price. We are however offering this home for sale to include all fixtures, furniture, lamps, bedding, etc throughout, exactly as shown in the photographs, which are of designer quality and were provided by one of Scotland's foremost interior designers, Envision. Priority will be given to offers that include all furnishings, this incredible opportunity will be available at an additional cost of £28,000 (the original cost of showhome fittings was £65,000).

The successful buyer will be able to apportion the cost of these extras within the missives to reduce LBTT liability.









THE LOCAL AREA

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of the River Tyne and surrounded by beautiful countryside, there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The local Farmers Market is a monthly delight with a variety of local seasonal produce on offer. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, gym, sports hall, and health suite.

The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket. The retail park, which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others. World renowned golf courses and stunning sandy beaches can be easily accessed making Haddington a popular location.

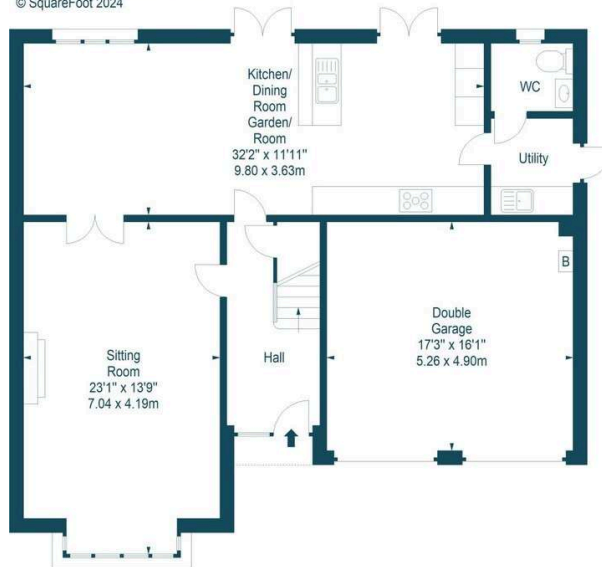
Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Haddington is a ten-minute drive to Drem train station which has a regular service between Edinburgh and North Berwick. There is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

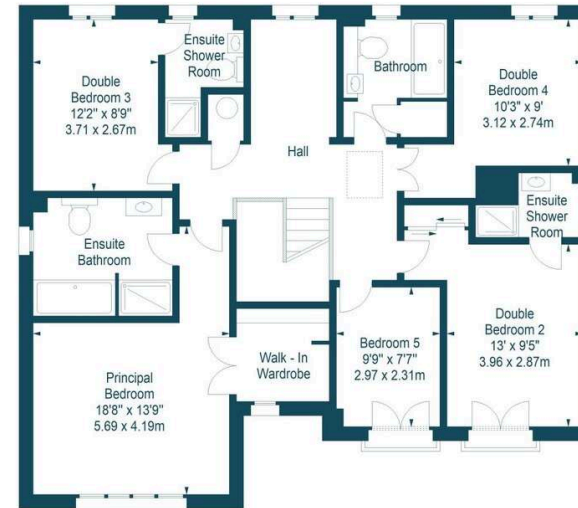
9 Holme Avenue, EH41 3FE



Approx. Gross Internal Area
2034 Sq Ft - 188.96 Sq M
Double Garage
Approx. Gross Internal Area
283 Sq Ft - 26.29 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.