



GARDEN STIRLING BURNET

35 HAILES GREEN, MILL WYND
HADDINGTON, EH41 4FF



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Forming part of a sought-after, modern retirement development in Haddington, this second-floor flat offers a double bedroom, a generous reception room with a private balcony, a kitchen, and a shower room, all presented with attractive, modern interiors and neutral décor. The development offers an ideal choice for retirees, with shared facilities including a residents' lounge, a garden room, regular social activities, beautifully maintained gardens, and private residents' parking.

A secure shared entrance and a lift take you to the second floor, where the flat's front door opens into a hallway with a large store cupboard. Leading off the hall and spanning an impressive footprint is the living and dining room, offering plenty of space for furniture and featuring a south-facing French window capturing sunny natural light throughout the day and opening onto a private balcony. The room is further enhanced by soft, neutral décor and a fitted carpet for optimum comfort underfoot. Conveniently connected to here is the kitchen, fitted with contemporary wall and base cabinets and worktops, with integrated appliances comprising an eye-level oven, hob, extractor hood, fridge/freezer, and washing machine.

FEATURES

- Second-floor retirement flat in Haddington
- Part of a sought-after modern development
- Secure shared entrance and lift service
- Hallway with large store cupboard
- Generous, south-facing living/dining room with balcony
- Contemporary, fully integrated kitchen
- Double bedroom with walk-in wardrobe
- Stylish, modern shower room
- Beautifully maintained shared gardens
- Private residents' parking (subject to availability and fee)
- Shared lounge, garden room, and social activities
- 24-hour emergency call system
- Electric heating and double glazing





Returning back through the hall, you reach a double bedroom, enjoying the same enviable south-facing aspect as the reception room and supplemented by a walk-in wardrobe with fitted shelving and hanging space. The bedroom is identically styled to the living and dining room with the same décor and carpeting. Finally, a shower room completes the accommodation on offer and comprises a walk-in enclosure with a rainfall showerhead, a basin set into vanity storage, an illuminated mirror, and a WC. The flat is kept warm by electric heating and has double-glazed windows.

Externally, the beautifully maintained, shared gardens include spacious, well-kept lawns, a large patio for outdoor seating, and a wealth of leafy trees and shrubs. The private residents' parking is subject to availability and an annual fee. Extras: All fitted floor coverings and integrated kitchen appliances will be included in the sale as well as the living room and bedroom window coverings and light fittings.







Haddington

The Royal Burgh of Haddington is a lovely historic market town, with wide streets, period buildings, and an attractive town centre, situated in the picturesque county of East Lothian.

It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large super markets. With its history deeply rooted in agriculture, the town retains a thriving market spirit and hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town.

East Lothian's state-of-the-art library and museum, the John Gray Centre is also on the High Street, offering interesting exhibitions throughout the year. For the sport and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities.

Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.





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HOUSE SALES

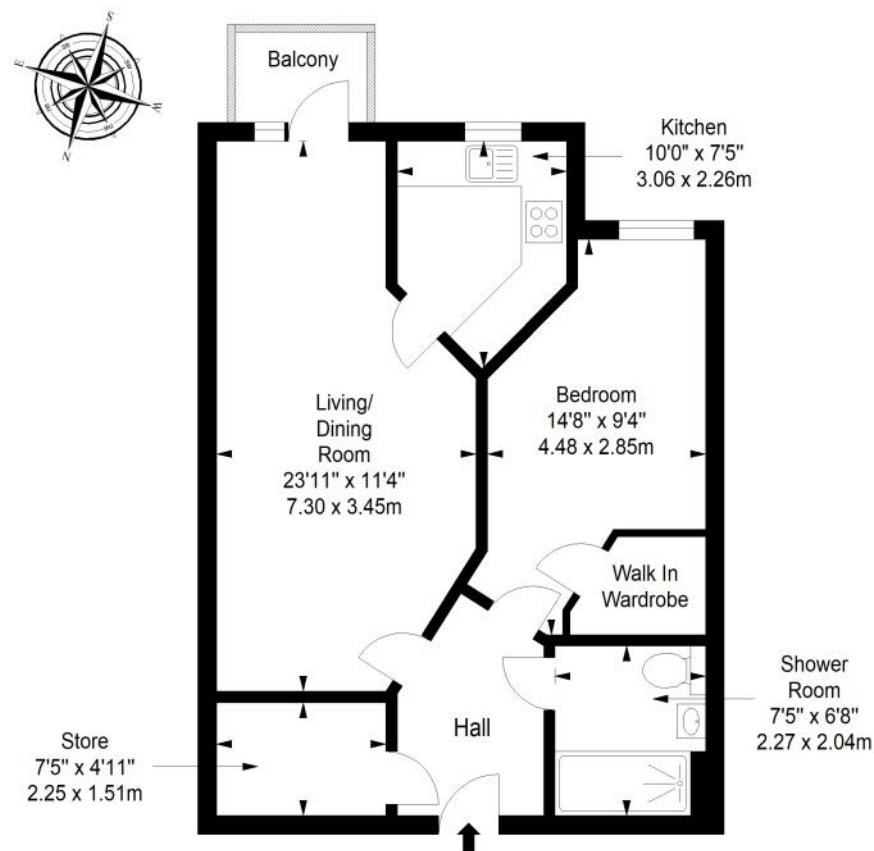
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Second Floor

Approx. 55.7 sq. metres (599.6 sq. feet)



Total area: approx. 55.7 sq. metres (599.6 sq. feet)