

COULTERS[©]

MILLFIELD HOUSE, MILL WYND

HADDINGTON, EAST LoTHIAN, EH41 4DB

 6 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Millfield House is a wonderful period family home in a lovely setting close to Neilson Park and a short walk from Haddington High Street. This semi-detached property is beautifully presented throughout with well-proportioned rooms and attractive period detailing. The substantial accommodation is arranged over three floors with accommodation comprising:

Ground Floor: Broad reception hall, dual-aspect family room/study with fireplace/stove, elegant sitting room with fireplace/open fire, spacious kitchen/dining room, sunroom with outlook over garden, utility room and shower room.

First floor: broad landing, 4 generous-sized double bedrooms and a large family bathroom with roll top bath and separate shower.

Second floor: rear staircase leading to 2 double bedrooms

Outside: Large stone-built tandem garage with pitched slate roof (would make an ideal home office or ancillary accommodation subject to necessary consents), attractive south facing garden, doubles gates from street providing vehicular access, private parking area to front of the house.

KEY FEATURES



Substantial semi-detached 6 bedroom family home



Beautifully presented accommodation over three floors



Large tandem garage with potential to convert



EPC Rating - D



Within walking distance of a range of amenities



Attractive garden and private parking



Lovely riverside walks and park nearby



Council Tax Band - G



LOCATION

Millfield House is set in a lovely leafy location near the entrance to the open spaces of Neilson Park, which has 4 modern outdoor all-weather tennis courts available to the public. There are also lovely walks nearby along the River Tyne and beyond into open countryside. Local amenities can be accessed by foot with the main High Street within easy walking distance. The popular Aubigny Sports Centre is located nearby, which boasts an indoor swimming pool, a new state of the art gym, sports hall and health suite.





LOCAL INFORMATION

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 and there are plenty of sporting activities available nearby including tennis, rugby, football, bowling and golf.

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 for families and golfers alike.









LOCAL INFORMATION (CONT.)

Well-regarded local schooling includes Haddington Primary School and Knox Academy, both within easy walking distance of Millfield House. 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 Longniddry 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.

EXTRAS

All fitted carpets, curtains, blinds and white goods are included in the sale price.

LISTING

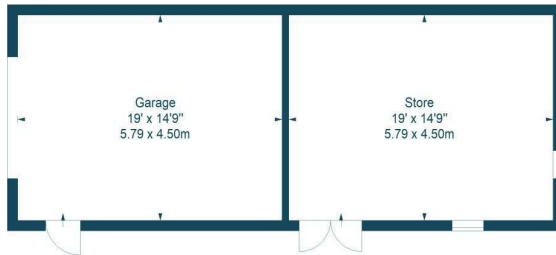
The property is not listed, but is located within the Haddington Conservation Area.



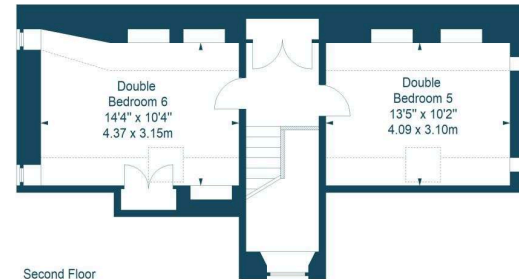
Millfield House,
Mill Wynd,
Haddington, EH41 4DB



Approx. Gross Internal Area
2911 Sq Ft - 270.43 Sq M
Garage & Stores
Approx. Gross Internal Area
599 Sq Ft - 55.65 Sq M
For identification only. Not to scale.
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Ground Floor



Second Floor



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.