



4 Willow Monks Muir Park, Haddington, EH41 3TD



Welcome

Welcome to 4 Willow, Monks Muir Residential Park - a beautifully presented detached park home set within this well-regarded over 50's residential development, ideally suited to those looking to downsize or enjoy a quieter pace of life. The property is offered in excellent order throughout and benefits from double glazing, gas central heating and a cosy log burning stove. Externally, there are private garden grounds and a driveway providing off-street parking.

Monks Muir Park enjoys a peaceful countryside setting in the heart of East Lothian, approximately three miles east of Haddington, two miles west of East Linton and within easy reach of North Berwick and Dunbar, offering an excellent balance of rural living and convenient access to amenities. Early viewing is recommended to fully appreciate the accommodation and setting on offer.

- Sought-after residential park location
- Exclusive over 50's development
- Entrance hallway
- Spacious dual-aspect living room with log burning stove
- Dining kitchen with French doors to the rear, fitted base and wall units, gas hob, oven, extractor, integrated dishwasher, integrated fridge freezer and washing machine
- Double bedroom with built-in wardrobes and storage
- Bathroom with shower over bath, WC and wash hand basin
- Double glazing and gas central heating
- Private garden grounds
- Driveway for off-street parking

Agent's Note:

This is a residential park home situated within Monks Muir Residential Park. The purchaser will own the park home itself but will not own the land on which it is sited. A monthly ground rent of £173.00 is payable to the site owner. Any proposed purchaser must be approved by the site owner in accordance with park regulations. On resale, a commission of 10% of the sale price is payable to the site owner, in line with the Mobile Homes Act 1983 (as amended). Occupation is restricted to persons aged 50 years and over.







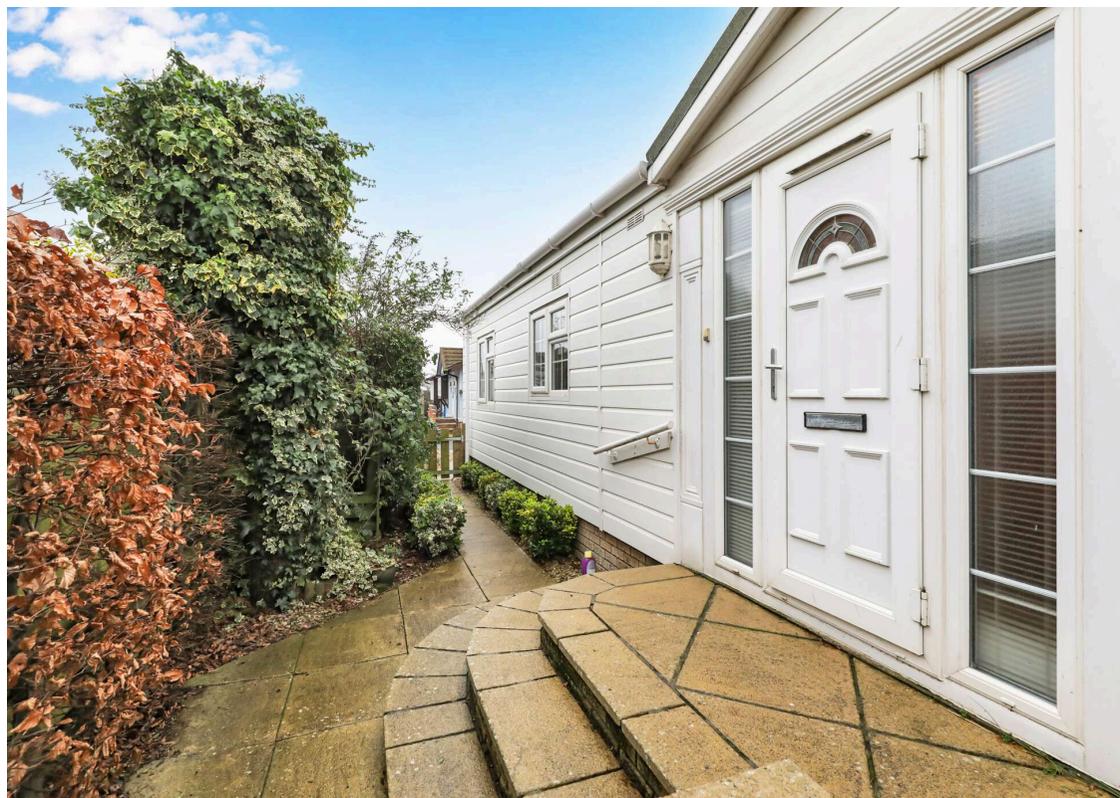
Haddington

Monks Muir Park is a well-established and highly regarded residential park set just outside the historic market town of Haddington in East Lothian. Surrounded by open countryside and mature landscaping, the park enjoys a peaceful and scenic setting while remaining conveniently close to local amenities. Haddington, situated on the banks of the River Tyne, offers a wide range of facilities including independent shops, cafés, supermarkets, medical services and leisure facilities, along with a strong sense of community. The town retains much of its historic character, with attractive architecture and regular local events adding to its appeal. The surrounding East Lothian countryside and coastline provide excellent opportunities for walking, golf and outdoor pursuits, with nearby villages such as East Linton and Aberlady easily accessible. Edinburgh is within comfortable commuting distance by road, offering further shopping, cultural and transport links, making this an ideal location for those seeking a relaxed lifestyle without sacrificing convenience.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, log burning stove, gas hob, extractor, oven, integrated appliances and all remaining white goods. All appliances, free-standing white goods and other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are deemed sold as seen.





Get in touch

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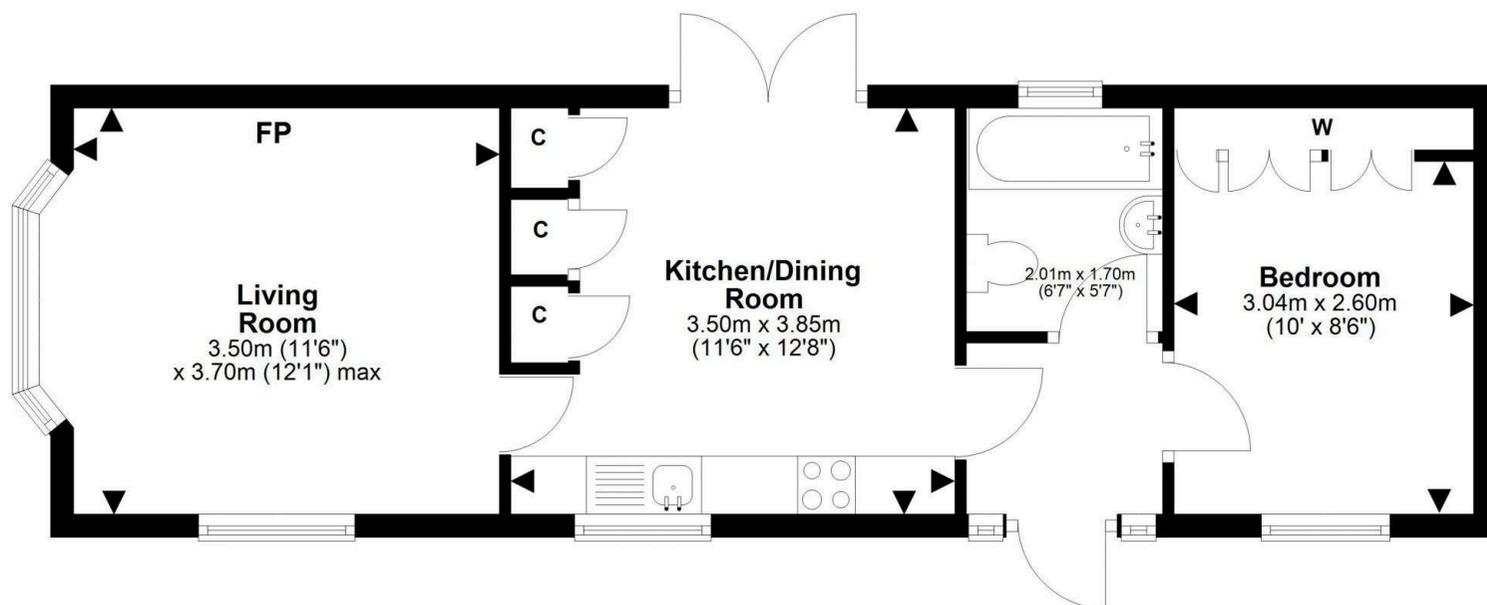
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.