



72 Phillips Avenue, Haddington, East Lothian, EH41 3QU

Immaculately Presented, Modern, Two-Bedroom, Mid-Terrace Home

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Property Description

Immaculately presented, modern, two-bedroom, mid-terrace home, with gardens. Set within a well-maintained, contemporary development, in the desirable town of Haddington, East Lothian.

Comprises an entrance hall, open-plan kitchen/living/dining room, utility cupboard, two double bedrooms, a family bathroom and a ground-floor WC.

Highlights include a fully integrated kitchen, stylish bathrooms, dual control HIVE gas central heating and double glazing. In addition, there is high-quality, engineered wood flooring throughout the ground floor, contemporary lighting and good storage.

Externally, there is a lawned area to the front, whilst the westerly-facing rear garden features a lawn and a large, paved patio. The development also enjoys well-maintained, landscaped grounds, ample residential and visitor parking, and benefits from quick access to the A1.

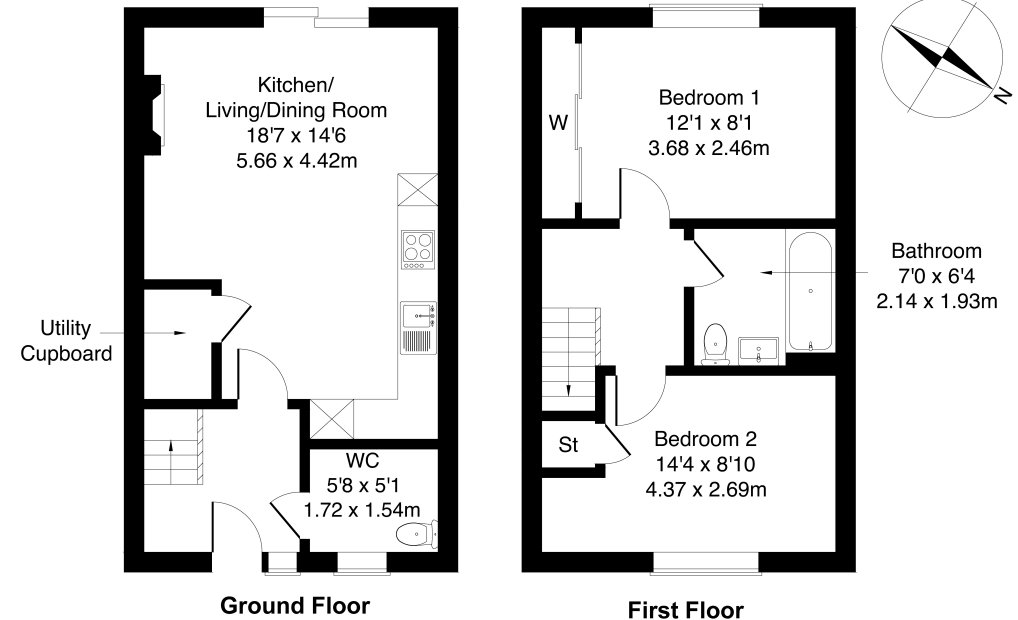
A welcoming entrance hall, with a WC, provides ample space for outerwear and leads into a westerly-facing kitchen/living/dining room. The bright, open-plan space features modern, wood-effect flooring, contemporary spotlights and glazed, sliding doors, opening onto the garden. The stylish kitchen is fitted with modern units, stone-effect worktops, a sink with a drainer, an integrated fridge/freezer, a dishwasher, a microwave, an oven and a gas hob, whilst an adjoining utility/store cupboard provides plumbing and space for a washing machine. On the first floor, two double bedrooms are set to either aspect, both generously proportioned and finished with light neutral decor, carpeted flooring and a central light fitting. With views over the garden, the main bedroom further benefits from a built-in wardrobe. Completing the accommodation, a fully-tiled, family bathroom is fitted with a modern, three-piece suite, a shower-over-bath and a chrome, ladder-style radiator.

This property is of a Low Cost Housing Option (LCHO) Scheme through East Lothian Council. The property is marketed accordingly as it is only available to qualifying purchasers i.e. 1st time buyers and those who can prove that they are not in a position to afford to purchase a similar property on the open market. Interested parties will be required to complete an application form prior to confirmation of viewing that will be authorised by East Lothian Council. Further information and application forms are available from Mov8.



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Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Haddington is the historic county town of East Lothian and offers an excellent range of traditional high-street and grocery-store shopping, well-regarded schooling at all levels, and a wide selection of leisure and recreational facilities. These include a modern swimming pool/leisure complex, an 18-hole parkland golf course, numerous sports and social clubs, and a variety of youth

organisations. There are peaceful riverside walkways, and the town is surrounded by the rolling East Lothian countryside, with the Lammermuir Hills to the south and a fine coastline to the north, both easily accessible. Located just off the A1, the property lies in a convenient location for easy commuting to Edinburgh, the Borders and Northumberland.





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