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## 47 The Maltings, Haddington, East Lothian, EH41 4EF

Light, Spacious & Beautifully Presented, Three-Bedroom, First-Floor Flat with Allocated Parking

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# Property Description

Light, spacious and beautifully presented, three-bedroom, first-floor flat, with an allocated parking space. Set in a modern, factored, riverside residential development, located south of the historic town centre of Haddington, East Lothian.

Comprises an entrance hallway, living room, kitchen, dining room, master bedroom with en-suite bathroom, two further double bedrooms, and a family bathroom.

Highlights include a fully integrated kitchen with SMEG appliances, contemporary bathroom suites, and superb integrated storage provision. In addition, there is double glazing, electric central heating, multiple TV points, and a southerly facing Juliet balcony for the lounge.

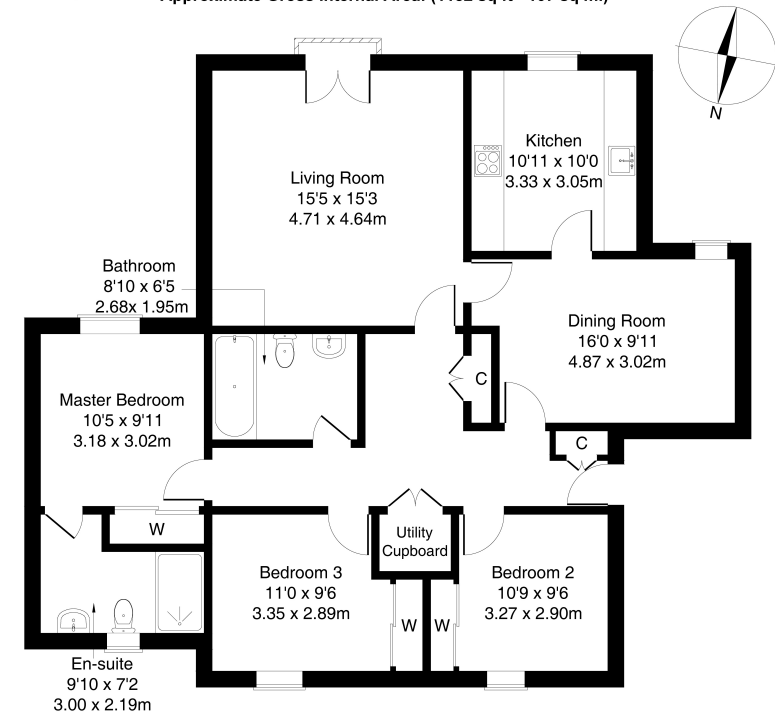
This leafy development also provides a lift service, communal grounds, an allocated parking space, visitors' spaces and a shared bike store.

A welcoming entrance hall affords access throughout the property and features ample space for outerwear and superb storage provision with three built-in storage cupboards including a deep utility housing a washing machine. Set to the front, enjoying a southerly aspect, the spacious living room features carpeted flooring, a central light fitting, uplights, and a Juliet balcony allowing plentiful natural light. A flexible dining room has dual access from the lounge and hall and includes carpeted flooring and a central light fitting; whilst set off, a good-sized kitchen is also set to the front with a southerly aspect, wood effect flooring and light decor. Modern fitted units include wood effect worktops, a sink with a drainer, a tiled surround, unit downlighting, and an integrated fridge/freezer, dishwasher, oven, microwave and ceramic hob.

The master bedroom has a recessed front-facing aspect, with a generous en-suite shower room with a rear-facing window, and also includes a built-in wardrobe with mirrored sliding doors and carpeted flooring. Two further well-proportioned bedrooms are set to the rear, similarly well-finished, with carpeted flooring and built-in wardrobes. Completing the accommodation, set internally off the hall, the generous family bathroom is fitted with a three-piece suite including a shower over the bath, tiled splash walls, and a shaver point.

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Approximate Gross Internal Area: (1152 sq ft - 107 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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