



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

Beautifully Presented, Modern, Three-Bedroom, End-Terrace Home, with Gardens

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Property Description

Opportunity to acquire a 67.5% shared ownership* of a beautifully presented, modern, three-bedroom, end-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 living room/dining and kitchen, utility cupboard, three flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a stylish fitted kitchen, dual control HIVE gas central heating and double glazing. In addition, there is contemporary flooring, modern bathrooms and good storage, including a loft.

Externally, there is a patio area to the front, whilst the rear garden features a lawn a patio and a shed. The development also includes well-maintained, landscaped grounds, including a 'village green', ample residential and visitor parking spaces and quick access to the A1.

A bright reception hall, with a WC, provides space for outerwear and opens into the open-plan kitchen, living and dining space. Finished with modern, wood-effect flooring and including a handy utility cupboard, the tastefully presented room provides ample family living and dining space and opens onto the rear garden, via glazed sliding doors. Set to the front of the room, a stylish kitchen area features recessed ceiling lighting, unit downlighting, wood-effect worktops, with matching upstands, a sink with a drainer, an integrated electric oven and a gas hob.

Set to opposite aspects upstairs, two double bedrooms feature carpeted flooring and built-in wardrobe storage. A third, flexible bedroom is set to the rear with views across the garden. Completing the accommodation, a family bathroom comprises a three-piece suite, including a shower-over-bath and tiled splash walls and flooring.

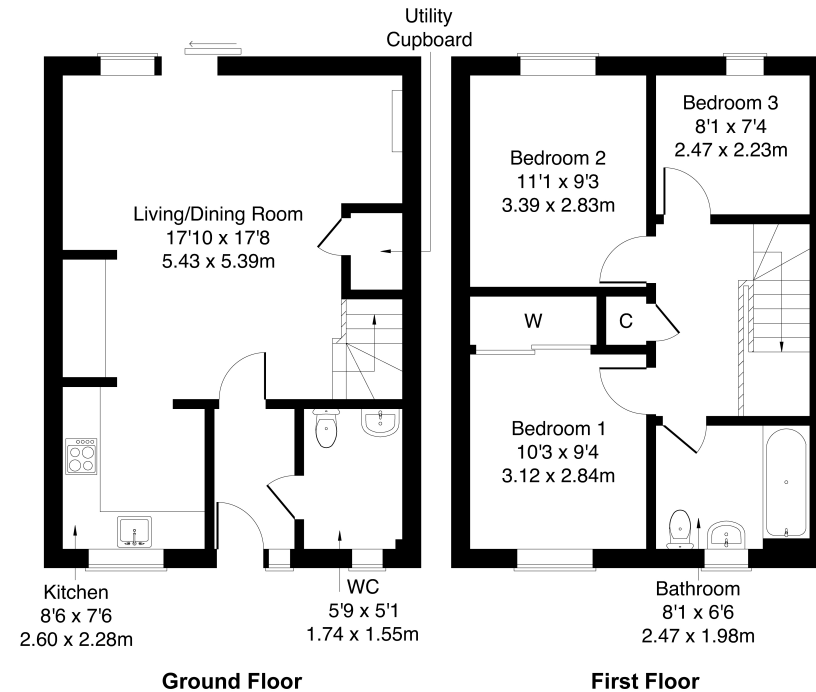
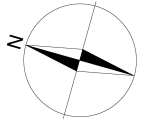
The remaining 32.5% is owned by East Lothian Council and the Council will retain a Standard Security against the remaining proportion.

*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 that will be authorised by East Lothian Council. Further information and application forms are available on request.



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Approximate Gross Internal Area: (893 sq ft - 83 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, 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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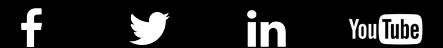
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Estate Agents and Solicitors



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