



**60 Phillips Avenue, Haddington, EH41 3QU**

Light and Beautifully Presented, Modern, Two-Bedroom, Mid-Terraced House

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# Property Description

Light and beautifully presented, modern, two-bedroom, mid-terrace home, with gardens. Set within a 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 stylish fitted kitchen and modern bathrooms, HIVE gas central heating and double glazing. In addition, there is continuous modern flooring throughout the ground floor, contemporary lighting and good storage, including a loft.

Externally, there is a garden area to the front, whilst an enclosed rear garden features a synthetic turf lawn and wood-decked patios.

The development also provides well-maintained, landscaped grounds, ample residential and visitor parking spaces, and quick access to the A1.

The welcoming entrance hall has ample space for outerwear and gives access to the carpeted stairway, living room, and generous WC, with a two-piece suite. Set to the rear, a spacious public room has space for lounge and dining furniture and features a patio door to the garden, a utility/store cupboard with connections for a washing machine, two light fittings and additional recessed spot lighting for the kitchen. The stylish kitchen includes stone-effect worktops with matching upstands, a sink with a drainer, unit down-lighting, a fridge/freezer, a dishwasher and an integrated oven and induction hob.

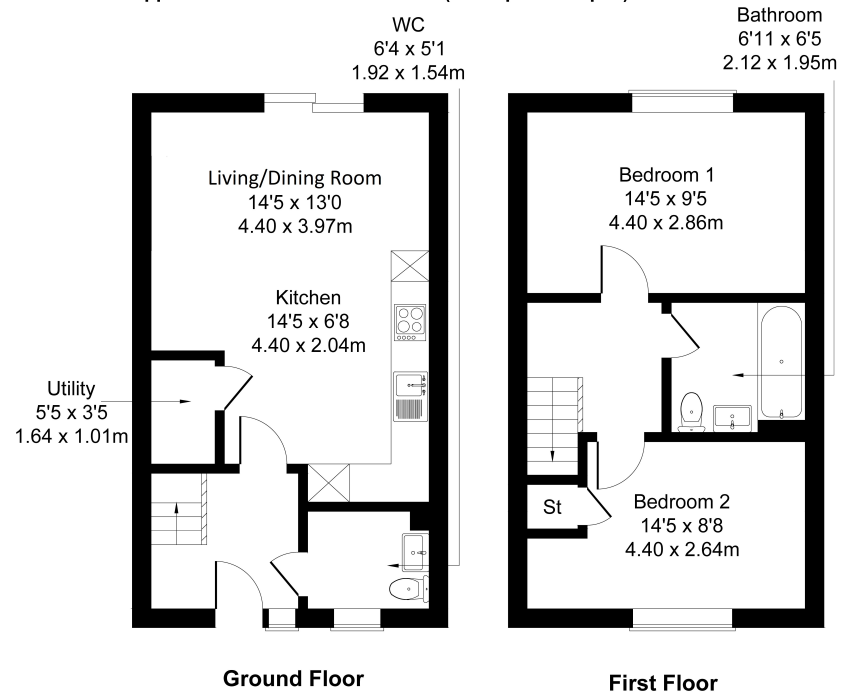
On the first floor, two well-proportioned, double bedrooms are set to both aspects and feature carpeted flooring, whilst the rear-facing bedroom includes a built-in wardrobe, TV and phone points. The modern family bathroom is set internally and comprises a three-piece suite including a shower head fitting for the bath, and tiled splash walls.

This property is offered for sale on the Low-Cost Housing Option (LCHO) Scheme through East Lothian Council and is therefore only available for qualified purchasers. Interested parties should apply to East Lothian Council and be approved for the Scheme. Application forms and further details are available by contacting (Estate Agent).



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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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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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