



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

Beautifully Presented & Modern, Two Bedroom, Mid-Terrace Home with Gardens

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Property Description

Beautifully presented and 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 living room/dining and kitchen, 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 engineered flooring for the ground floor, contemporary lighting and good storage including a loft.

Externally, there is a patio area to the front; whilst an enclosed rear garden features a lawn and two paved patios. The development also provides well-maintained landscaped grounds, ample residential and visitors' parking spaces, and quick access to the A1.

A welcoming entrance hall affords access to the rear-facing public room, a convenient WC and the carpeted stairs leading to the upper hall. The spacious open-plan living/dining room and kitchen feature wood effect flooring continuing from the hall, spotlighting and two light fittings, and patio sliding doors accessing the garden. The stylish kitchen is fitted with modern units, stone effect worktops with matching upstands, a sink with drainer, an integrated oven and gas hob, and a freestanding fridge/freezer; whilst a utility room offers space for a freestanding washing machine.

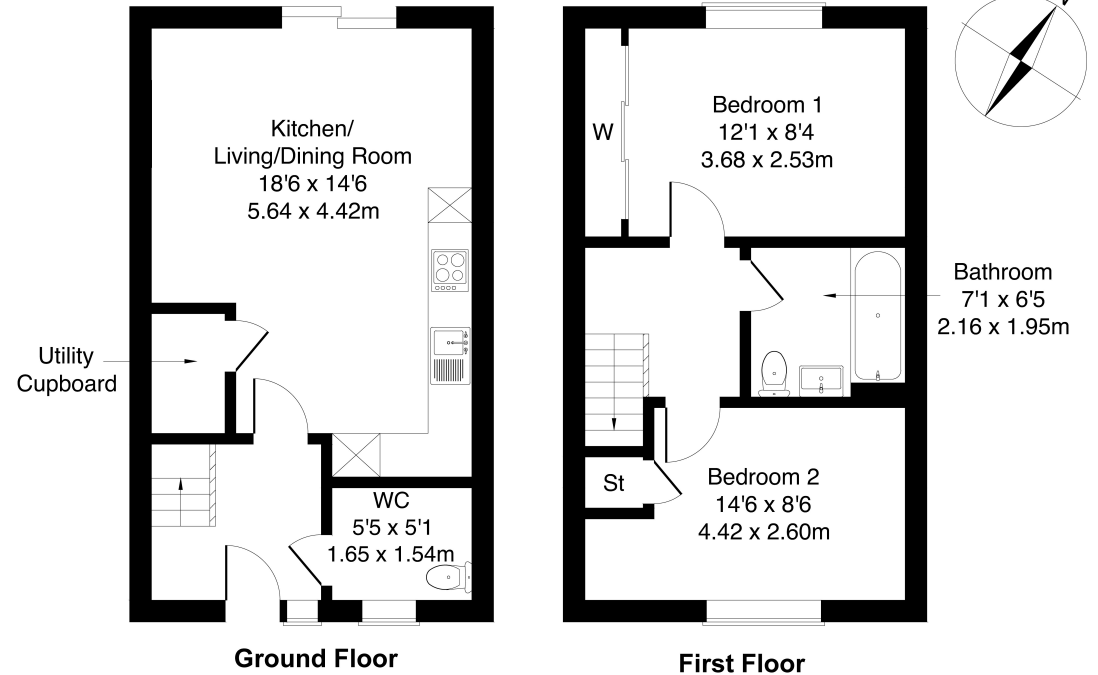
On the upper floor, two double bedrooms are set to opposite aspects, similarly well sized and finished with light neutral decor, carpeted flooring and a central light fitting; whilst bedroom one also features a large fitted wardrobe. Completing the accommodation, the family-size bathroom is fitted with a modern three-piece suite, a mains mixer shower over the bath and partially 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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