



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.

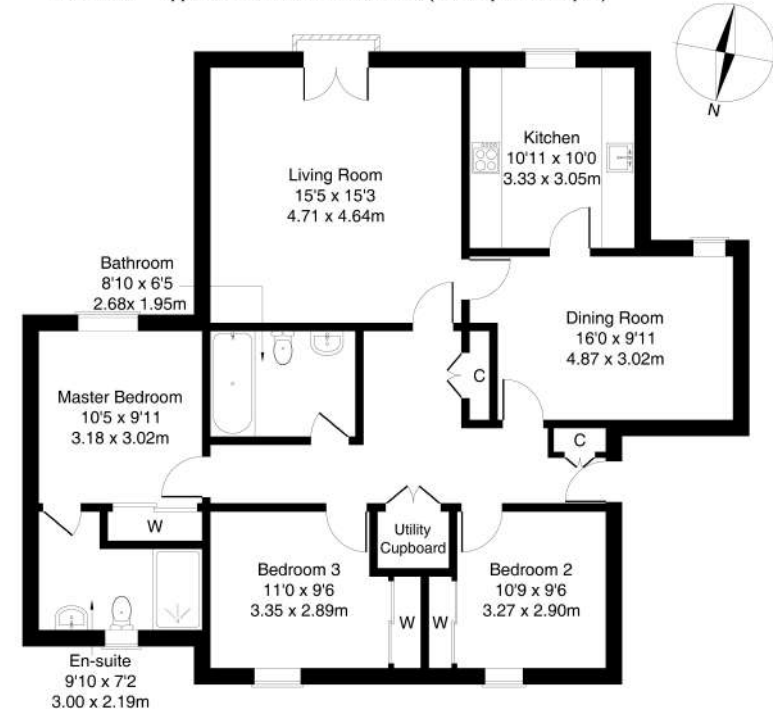
A welcoming entrance hall affords access throughout the property and features ample space for outerwear and superb storage provision with three built-in storage cupboards including a deep utility housing a washing machine. Set to the front, enjoying a southerly aspect, the spacious living room features 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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