



McCarthy & Stone

RESALES

ONE BED SECOND FLOOR RETIREMENT LIVING APARTMENT

40 Hailes Green, Mill Wynd, Haddington, EH41 4FF



Offers over £190,000 FREEHOLD

For further details, please call 0345 556 4104

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CLOSING DATE SET FOR FRIDAY 30TH APRIL AT 12 NOON - please contact 01202 362492 for details

DELIGHTFUL SECOND FLOOR ONE BED RETIREMENT LIVING APARTMENT WITHIN THE SOUGHT AFTER HAILES GREEN MCCARTHY STONE DEVELOPMENT IN HADDINGTON, COUNTY TOWN OF EAST LoTHIAN

Hailes Green was purpose built by McCarthy Stone for retirement living. The development consists of 49 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the hall and bathroom. The development includes a beautiful residents' lounge with various social activities and weekly coffee mornings should you wish to join in. The garden room with mezzanine leads out to the courtyard with seating area and attractive landscaped gardens to enjoy and a lovely walk by the river close by. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies and the current fee is £250 per annum, check with the House Manager for availability. It is a condition of purchase that residents must meet the age requirements of 60 years. For a couple, one person must be a minimum of 60 years.

Local Area

Hailes Green is located in Haddington, 20 miles east of Edinburgh in the beautiful county of East Lothian, Haddington is a charming small market town with lots to offer. Once the fourth biggest town in Scotland, Haddington is now a cultural hub steeped in history with several famous landmarks and other places of interest right on your doorstep. Residents at Hailes Green can enjoy access to a wide range of amenities, including a leisure centre, rugby, bowling and golf clubs as well as many shops, cafes and restaurants. In the wider area, East Lothian is home to an abundance of stately homes, museums, galleries and beautiful outdoor spaces so there is something to suit all interests. East Lothian also has a beautiful coastline, dotted with fishing villages and spectacular beaches for lovely walks and fresh air. Living in this cosy little town will let our residents relax in a rural setting while not being too far away from the city. Haddington has strong transport links into Edinburgh city centre via regular buses, and also to the surrounding towns and area. For those with access to a car, Haddington conveniently sits just off the A1, the longest road in the UK that connects Edinburgh with London, being in perfect position for trips away.

40 Hailes Green

Well presented second floor one bedroom apartment, located to the front of the development with pleasant elevated views over to the playing fields and beyond. The apartment is ideally placed opposite the lift with access to all floors.

Entrance Hall

Welcoming entrance hall with illuminated light switches, smoke detector, apartment security door entry system and 24 hour Tunstall emergency pull cord system. Doors lead to the bedroom, living room shower room and a walk-in storage/airing room.

Living Room

Warm and inviting living room with windows and door opening onto a Juliet Balcony with open views across to the playing fields and beyond. There are ample raised electric power sockets, TV and telephone points. ceiling lights and partially double glazed doors lead onto a separate kitchen.



Kitchen

Well appointed fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and washer dryer. Under pelmet lighting.

Bedroom One

Good sized double bedroom benefiting from a walk-in wardrobe, ceiling lights, TV and phone point.

Shower Room

Contemporary shower room partially tiled and fitted with suite comprising of a generous walk-in shower, WC, vanity unit with sink and illuminated mirror above.

Service Charge

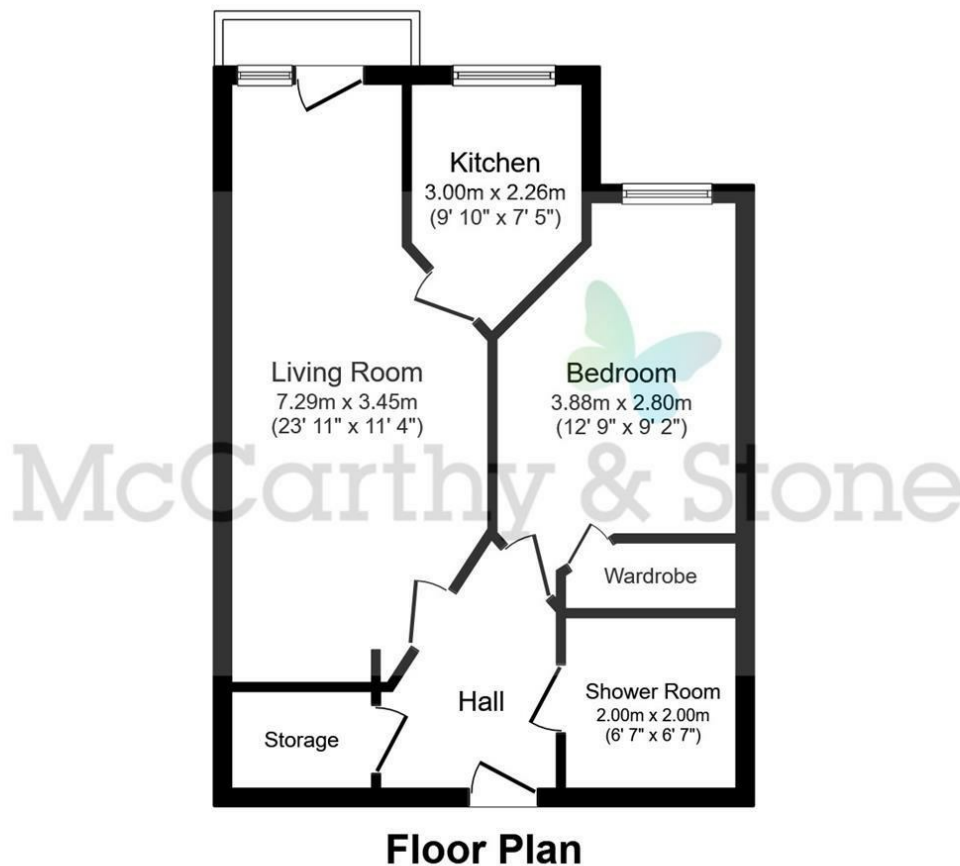
- Cleaning of internal communal and external windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Private Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

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