





Welcome

Welcome to 22 Carlyle Court, a well-proportioned two-bedroom upper villa forming part of an established retirement development in Haddington. Enjoying a pleasant residential setting within easy reach of the town centre and its excellent range of local amenities, the property offers comfortable and manageable accommodation together with communal gardens and permit parking. The property benefits from its own private main door entrance, with an internal staircase leading to the upper level where the accommodation is arranged. A welcoming hallway provides access to a spacious living room, fitted kitchen, two bedrooms and bathroom. Further benefits include electric heating and double glazing. Externally, residents have access to well-maintained communal garden grounds. Parking within the development is permit controlled, with each property receiving one resident permit and one visitor permit. Carlyle Court is conveniently positioned for Haddington town centre, with a wide range of shops, cafés, services and transport links all within easy reach.

- Established retirement development
- Private main door entrance
- Internal staircase to upper level
- Spacious living room
- Fitted kitchen
- Two bedrooms
- Bathroom
- Electric heating and double glazing
- Communal garden grounds
- Resident and visitor parking permits





Haddington

Carlyle Court is situated within the popular East Lothian town of Haddington, offering a peaceful residential setting while remaining within easy reach of the town centre and its excellent range of everyday amenities. Haddington provides a good selection of shops, cafés, restaurants, supermarkets and professional services, together with a library, leisure facilities and attractive open spaces. The town is well placed for access to the surrounding East Lothian countryside, while the nearby A1 provides convenient links to Edinburgh and the wider road network. Regular bus services operate locally, providing connections throughout Haddington and to surrounding towns and Edinburgh. With its established community, convenient amenities and attractive location, Carlyle Court offers a practical and appealing setting for those seeking a comfortable home within Haddington.

Agents Note

Carlyle Court is a retirement development intended for occupation by elderly or disabled residents. Prospective purchasers should satisfy themselves as to eligibility prior to submitting an offer. The development is factored by Trinity with an approximate annual fee of £466.00 which does not include buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





Get in touch

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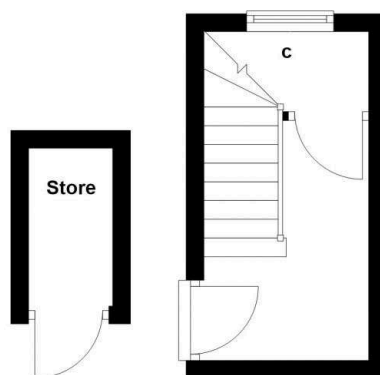
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

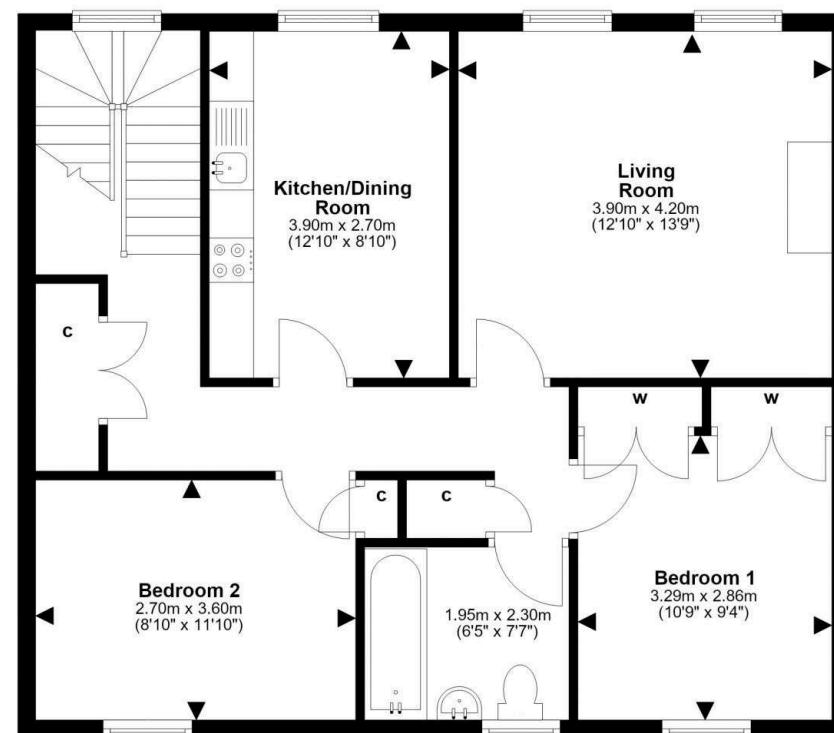
103-105 Bruntsfield Place,
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.