



5 The Square

Mainshill, Haddington, EH41 4LR



EPC
C

AS Anderson
Strathern

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Forming part of an attractive rural steading conversion, this delightful two-bedroom home offers bright and spacious accommodation arranged over two levels. Combining character and practicality, the property benefits from large living spaces, double glazing and gas central heating throughout.

The welcoming entrance hall leads to a spacious living room and a superb kitchen/diner, offering an ideal setting for both everyday family life and entertaining. The ground floor is further enhanced by a useful utility room with WC, providing valuable additional storage and convenience.

Occupying the upper floor are two impressive double bedrooms, each benefiting from fitted storage and generous proportions, together with a well-appointed family bathroom complete with separate bath and shower facilities.

Externally, the property enjoys access to well-maintained communal courtyard and garden grounds, creating an attractive outdoor environment for residents. Further benefits include a large single garage, allocated parking and plentiful visitor parking all covered by communal bollard lighting. A school bus stop for the popular primary school in Gifford and secondary school in Haddington serves the Steading.

Property features

- Rural steading conversion
- Two double bedrooms
- Kitchen/dining room
- Two toilets
- Gas central heating
- Double glazing
- Communal grounds
- Single large garage



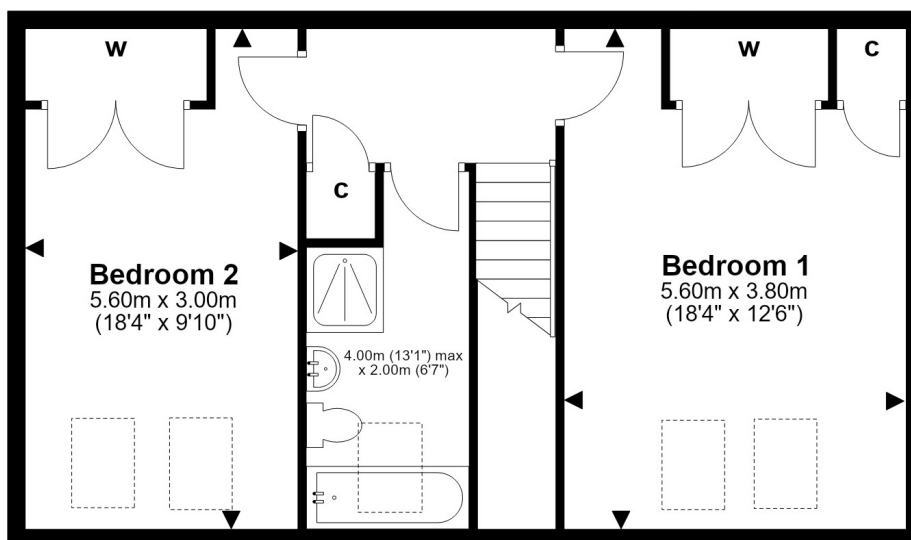
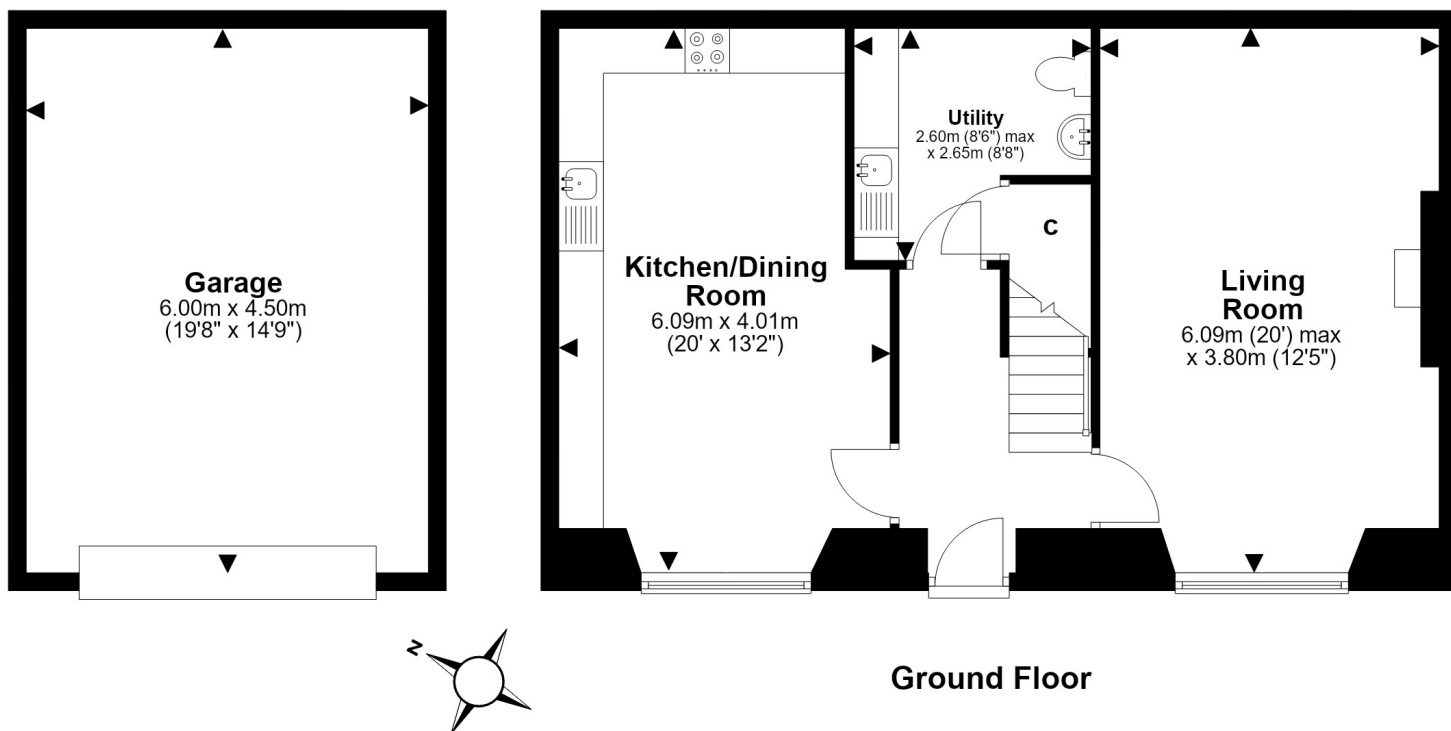




Location

Mainshill is a charming rural community set within the picturesque East Lothian countryside, just a short drive from the attractive village of Gifford and the county town of Haddington. Gifford offers a range of clubs and activities while Haddington offers an excellent range of shops, restaurants, cafés and leisure facilities and is ideally located close to the A1 for easy access to Edinburgh and the south. East Lothian's beautiful villages, stunning coastline and renowned golf courses are all within easy reach, with delightful countryside and riverside walks nearby. Haddington also benefits from a golf course, excellent sports centre with swimming pool, and well-regarded primary and secondary schooling, including Knox Academy. Rail links are available from nearby Drem and East Linton stations, complemented by regular bus services throughout the area.





Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation.

Council Tax band D

Some images have been virtually staged. The furniture shown will not be included in the sale price.

A monthly charge of £30 per property is payable to the Mainshill Residents Association, contributing towards the upkeep of communal grounds, security lighting, drainage, parking areas and annual roof maintenance. A £50 residents' deposit is also payable.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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