



License No: ES100012703

FURTHER INFORMATION

Owners at Monks' Muir Park are expected to be couples or individuals over 50 years of age and probably retired or semi-retired. Friends and family, including children and grandchildren, are welcome to come to stay for holidays but cannot be permanent residents. Homes may not be sub-let.

Monks' Muir Park is a licensed residential park. The Mobile Homes Act 1983 provides owners of Park Homes with security of tenure and the right to sell the home or leave it to family members.

The Ground Rent for a plot at Monks' Muir Park is £120 per month to cover park maintenance, street lighting, the resident Park Warden and local authority water and sewerage rates. Owners pay Band B Council Tax.

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.



GSB PROPERTIES

OFFERS TO: 18 HARDGATE HADDINGTON EAST LOTHIAN EH41 3JS
 TEL: 01620 825368
 FAX: 01620 824671

**HADDINGTON
 MONK'S MUIR PARK
 FIXED PRICES FROM £120,000**



HADDINGTON MONKS' MUIR PARK

**FIXED PRICES FROM
£120,000**

**BRAND NEW PARK HOMES
FOR THE RETIRED & SEMI-
RETIRED BEAUTIFULLY
LANDSCAPED PARK SET IN
THE HEART OF THE EAST
LOTHIAN COUNTRYSIDE**

**65 INDIVIDUAL PARK
HOMES SECURE & PRIVATE
DEVELOPMENT TWO OR
THREE BEDROOMS CHOICE
OF HOME STYLES & SIZES
FULLY FURNISHED
RESIDENT PARK WARDEN
ON-SITE MAINTENANCE
SUPERVISOR CONVENIENCE
STORE COMMUNAL
GARDENS & AMENITIES
SHOW HOMES TO VIEW**

VIEWING: TELEPHONE

GSB PROPERTIES

01620 825368

General Description

LOCATION

Monks' Muir Park is tranquilly situated in the heart of the East Lothian countryside only three miles east of Haddington and also within easy reach of the coastal towns of North Berwick and Dunbar. Haddington is the county town for East Lothian and as such has an excellent shopping centre, doctors, hospital and a wide range of leisure and recreational facilities. These include a modern swimming pool/leisure complex and numerous sports and social clubs.

East Lothian offers glorious walking and cycling in stunning countryside, sandy beaches and a rich array of historical monuments and architecture. The county is also a major golfing destination offering 20 courses within a 15 minute drive of Monks' Muir Park.

Edinburgh is only 30 minutes away by car or train from Drem or North Berwick stations where free parking is available. Regular bus services to local towns and Edinburgh with stops just outside the Park.

THE DEVELOPMENT

Monks' Muir Park was recently acquired by Young's Park Homes and is being upgraded to a luxury residential park for the retired and semi-retired. Within the park, plots benefit from a variety of aspects with views over open countryside and to mature woodlands. Recent works include upgraded roads, blocked perimeter paths and driveways, modern street lighting, further landscaping of the existing grounds and enhancements to resident's amenities within the park.

The Park is planned to accommodate approximately 65 new park home bungalows. Phase 1 (12 plots) and phase 2 (14 plots) are now sold out. Young's Park Homes can offer a wide range of residential park homes from the UK's leading manufacturers, completed to suit individual needs and requirements. Construction is of timber frame on a steel sub-frame, bricked into a concrete base, with a pitched tile roof and rendered walls.

Each home can be finished to an owners bespoke requirements in terms of size, configuration of accommodation and colour co-ordination and offers a choice of kitchen and bathroom fittings, carpets, furnishing packages and external landscaping.

RESIDENT'S AMENITIES

Monks' Muir Park offers a safe and peaceful environment where owner's needs are attended to by a resident Park Warden and on-site Maintenance Supervisor. Resident's facilities include a shop for daily necessities together with communal gardens stocked with mature trees, shrubs and flower beds and providing secluded seating areas.



Accommodation

KITCHENS

Beautifully fitted with modern base and wall mounted units with tiling over the worktops and stainless steel sinks within draining bowl and mixer taps. Built-in gas hob, cooker hood, ovens and fully integrated dishwasher, fridge/freezer and washing machine.

BEDROOMS

Comfortable double bedrooms with fitted bedroom furniture. Master bedrooms have modern en-suite shower rooms and walk-in wardrobes.

BATHROOMS

All fitted with modern three-piece suites.

FIXTURES AND FURNISHING

Fully fitted with carpets, curtains, blinds and light fittings. Living / Dining rooms and bedrooms are fully furnished.

GARDENS

Front and rear gardens are mainly laid to lawn with paved paths. Front gardens incorporate a block parking space. The rear gardens are enclosed by timber fencing and have paved patio areas.

SERVICES

Mains electricity, water and sewerage. Bottled Calor gas supplied and fitted by Park Maintenance.

GARAGES

Garages can be provided if required.

