



LETHINGTON  
GARDENS





MACTAGGART  
& MICKEL

HOMES

# LETHINGTON GARDENS

**GREAT  
LOCATION  
BEAUTIFUL  
HOMES**

Find out more about Mactaggart and Mickel's luxury family homes in Haddington.





## KEY LOCATION BENEFITS

- Enjoy village life, with easy access to the city
- New primary school, opened August 2021
- Central hub of local shops and petrol station
- Just a short commute to Edinburgh city centre
- Lovely countryside and beautiful beaches

**Lethington Gardens features a superb choice of 3-bedroom semi-detached to 4- and 5-bedroom detached homes, all imaginatively designed and finished to the highest standard.**

Situated on the western edge of the pretty market town of Haddington in East Lothian, Lethington Gardens offers all the tranquility and beauty of the countryside, whilst still being in easy reach of Edinburgh.

Featuring landscaped streets and carefully planned frontages, careful thought has been given to views and street scenes throughout. Our new homes will offer spacious accommodation with high-specification kitchens, exquisite finishes and exceptional quality fixtures and fittings.

Part of a wider masterplan by a number of housing developers, Lethington Gardens also includes a range of new facilities and amenities: a new primary school, a central hub of small shops, as well as a petrol station.





## LETHINGTON GARDENS • ON YOUR DOORSTEP...

Just twenty miles from Edinburgh city centre, the Royal Burgh of Haddington is the cultural and administrative centre of East Lothian. With a busy and traditional heart, Haddington offers all the advantages of village life surrounded by lovely countryside yet with easy access to the city.

Positioned a short walk from the new Letham Mains Primary School and a new retail park with well-known brands, offering every day shopping and leisure requirements, Lethington Gardens offers a range of beautiful homes to suit all requirements.

The traditional heart of Haddington is built around the core of High Street, Market Street and the square in front of the historic Town House and Corn Exchange. The town features a wide array of local shops and an extensive choice of cafes, restaurants and bars – perfect for everything from a catch up to formal dining. The town centre also has a new library in the John Gray Centre while the Aubigny sports centre and swimming pool, and nearby Neilson Park with its tennis club and cricket grounds, ensures that sports enthusiasts are spoiled for choice.

The town is also home to Haddington Athletic Football Club, Haddington Rugby Club and Haddington Golf Club. There is a great riverside walk alongside the gently meandering River Tyne with some memorable features including the historic Nungate Bridge and St Mary's Collegiate Church.

Lethington Gardens offers all the charm and facilities of high quality rural living – perfect for you to relax and enjoy life in your beautiful new home.





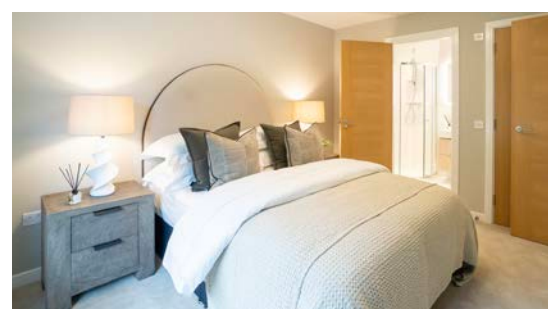
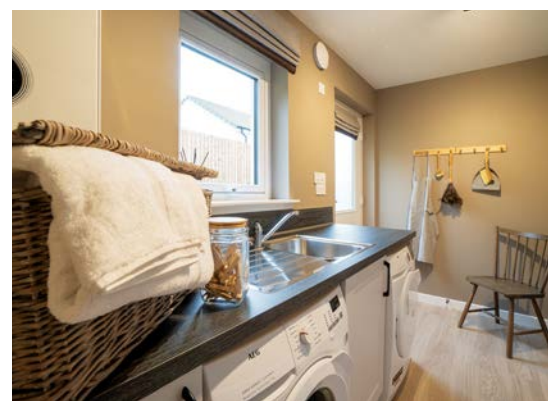


**MACTAGGART & MICKEL** is an award-winning housebuilder. Established as a luxury housebuilding company in Scotland in 1925, the company diversified over the years.

In July 2022, the Homes and Timber Systems divisions were acquired by Springfield Properties Plc but our housebuilding business continues to trade as Mactaggart & Mickel Homes.







Buying with us means you can rest assured you are making the right decision when it comes to making one of life's biggest purchases. Over the years, our reputation for delivering outstanding homes, customer care and services has been substantiated by numerous industry awards and accolades, including prestigious HBF 5 star rating for 10 consecutive years.

You will have a dedicated Sales Consultant as your One Point Contact throughout your home buying process, from pre-reservation up to your entry date so that your move-in day will go as smoothly as possible.



# LETHINGTON GARDENS • HADDINGTON - PHASE 2



	<b>Bryce</b> 3 bedroom		<b>Bruce</b> 4 bedroom		<b>Mackenzie</b> 4 bedroom
	<b>Keppie</b> 4 bedroom		<b>Graham</b> 4 bedroom		<b>Telford</b> 5 bedroom

# LETHINGTON GARDENS • HADDINGTON - PHASE 2A



**Drew**  
2 bedroom

**Hughes**  
3 bedroom

**Bryce**  
3 bedroom

**Miller**  
4 bedroom

**Mackenzie**  
4 bedroom

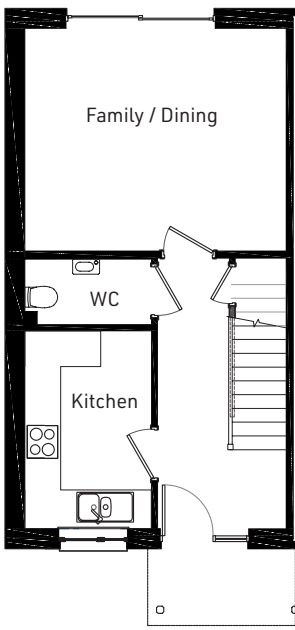
**Telford**  
5 bedroom





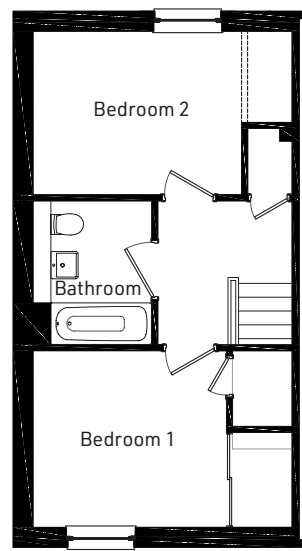
Total floor area 789 sq.ft.

# DREW 2 bedroom mid-terrace



**Ground Floor**

Room	Metric	Imperial
Family / Dining	4365 x 3715mm	14'4" x 12'2"
Kitchen	2115 x 3305mm	6'11" x 10'10"
WC	1590 x 1095mm	5'3" x 3'7"



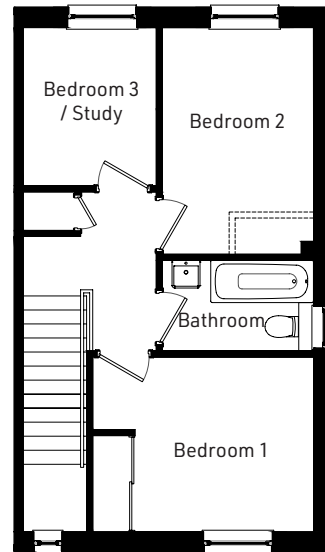
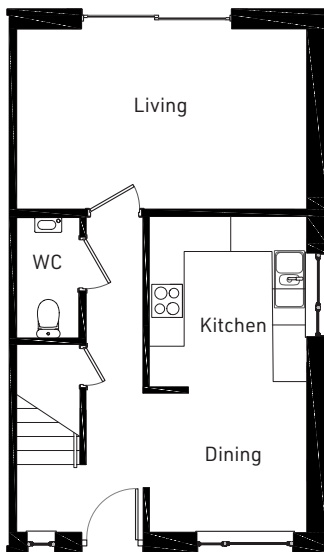
**First Floor**

Room	Metric	Imperial
Bedroom 1	3260 x 2975mm	10'8" x 9'9"
Bedroom 2	4415 x 2755mm	14'6" x 9'0"
Bathroom	2000 x 2425mm	6'7" x 7'11"

Please note: Any images, site plans or floor plans are for illustrative purposes only. All measurements given are approximate and intended as a guide. Materials used may vary from those shown and room layouts may be subject to alteration. None of the information is intended to form part of a contract. Please speak to your sales consultant if you require any further details.



# HUGHES 3 bedroom end-detached



## Ground Floor

Room	Metric	Imperial
Living	4810 x 2985mm	15'9" x 9'10"
Kitchen	2615 x 2825mm	8'7" x 9'3"
Dining	2610 x 2305mm	8'7" x 7'7"
WC	1050 x 2000mm	3'5" x 6'7"

## First Floor

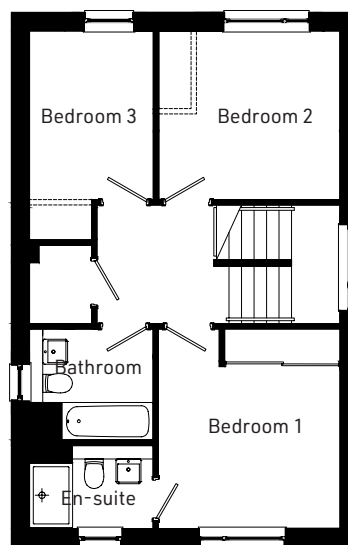
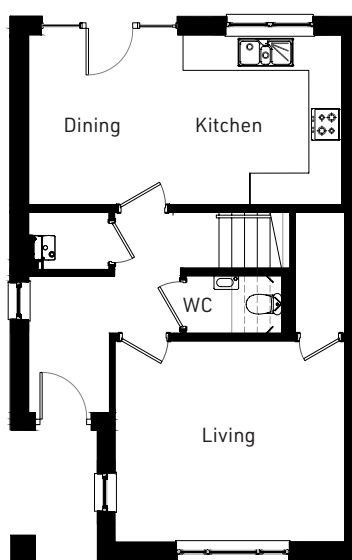
Room	Metric	Imperial
Bedroom 1	2960 x 2900mm	9'9" x 9'6"
Bedroom 2	2505 x 3755mm	8'3" x 12'4"
Bedroom 3	2205 x 2620mm	7'3" x 8'7"
Bathroom	2505 x 1500mm	8'3" x 4'11"

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## BRYCE 3 bedroom semi-detached



### Ground Floor

Room	Metric	Imperial
Living	4190 x 3660mm	13'9" x 12'0"
Kitchen / Dining	5710 x 3100mm	18'9" x 10'2"
WC	1740 x 1050mm	5'9" x 3'5"

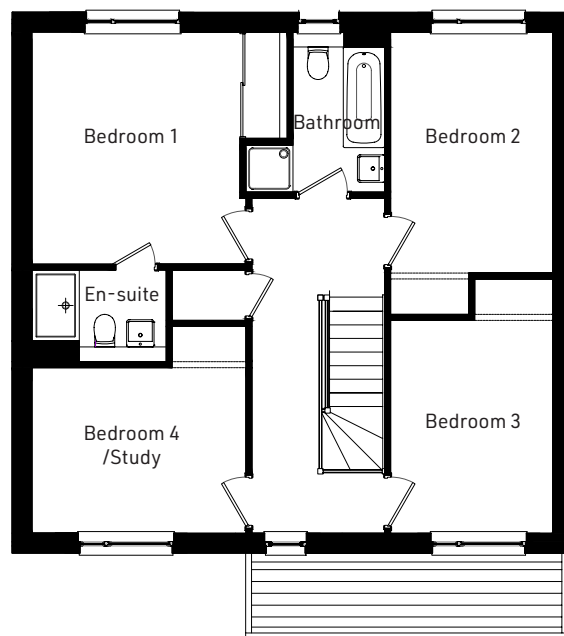
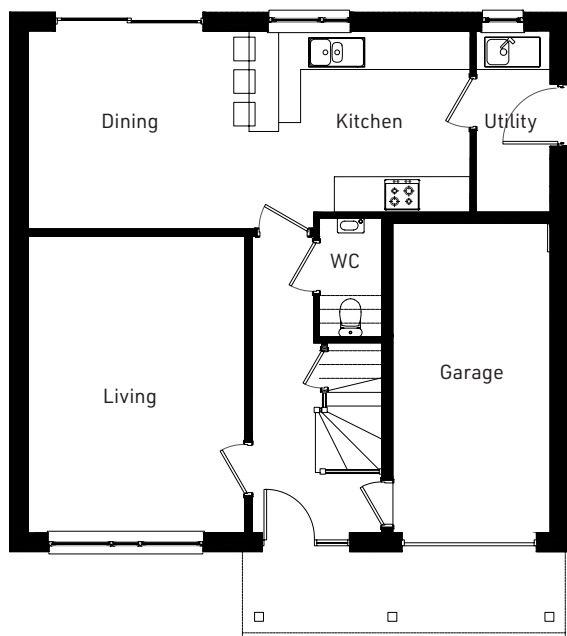
### First Floor

Room	Metric	Imperial
Bedroom 1	3315 x 3000mm	10'11" x 9'10"
En-Suite	2295 x 1535mm	7'6" x 5'0"
Bedroom 2	3310 x 3130mm	10'10" x 10'3"
Bedroom 3	2300 x 3130mm	7'7" x 10'3"
Bathroom	2295 x 2065mm	7'6" x 6'9"

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# BRUCE 4 bedroom detached



## Ground Floor

Room	Metric	Imperial
Living	3650 x 5005mm	11'12" x 16'5"
Kitchen / Dining	7455 x 3337mm	24'6" x 10'11"
Utility	1250 x 3058mm	4'1" x 10'0"
WC	1050 x 2004mm	3'5" x 6'7"

## First Floor

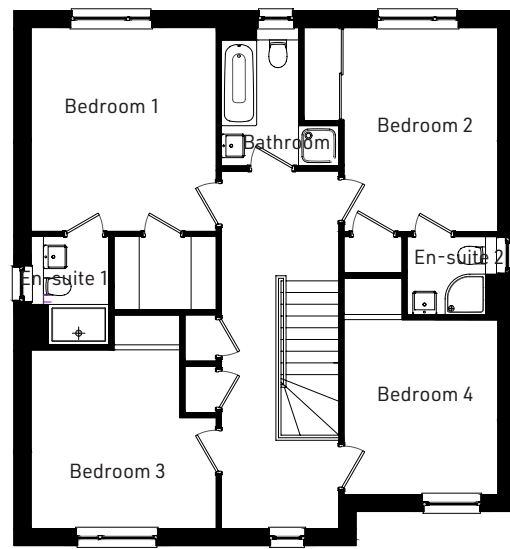
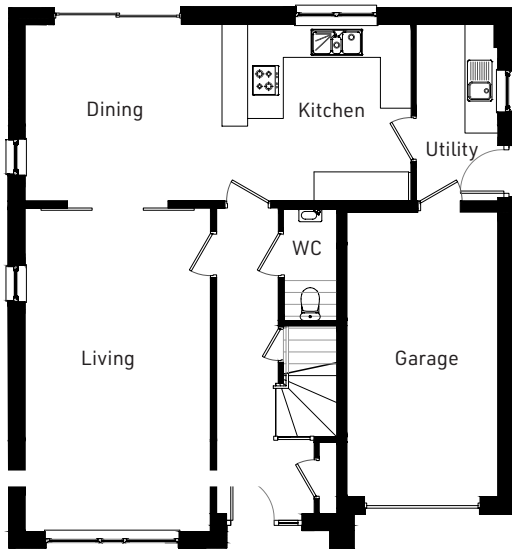
Room	Metric	Imperial
Bedroom 1	3512 x 3920mm	11'6" x 12'10"
En-Suite 1	2270 x 1550mm	7'5" x 5'1"
Bedroom 2	2745 x 4070mm	9'0" x 13'4"
Bedroom 3	2745 x 3595mm	9'0" x 11'10"
Bedroom 4 / Study	3617 x 2797mm	11'10" x 9'2"

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# MILLER 4 bedroom detached



## Ground Floor

Room	Metric	Imperial
Living	3518 x 5319mm	11'11" x 20'9"
Kitchen / Dining	7550 x 3450mm	24'9" x 11'4"
Utility	1595 x 3450mm	5'3" x 11'4"
WC	1025 x 2185mm	6'6" x 3'5"

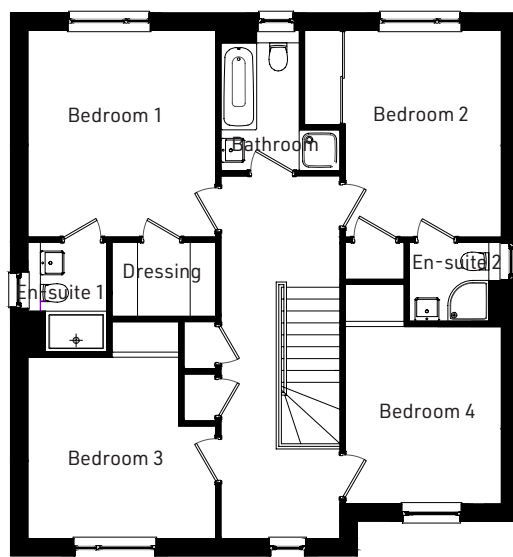
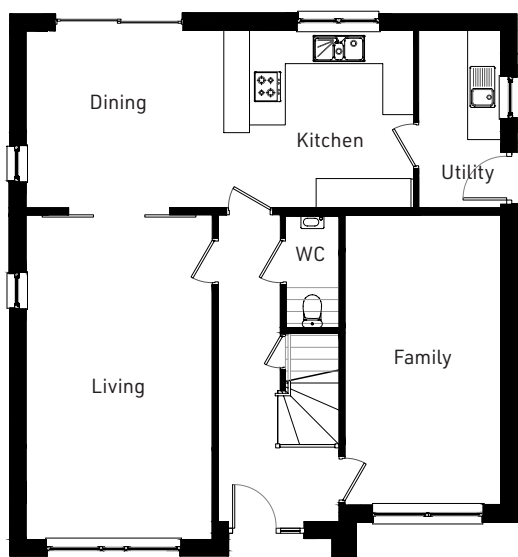
## First Floor

Room	Metric	Imperial
Bedroom 1	3670 x 4040mm	12'0" x 13'3"
En-Suite 1	1545 x 2145mm	5'1" x 7'0"
Bedroom 2	3050 x 4040mm	10'0" x 13'3"
En-suite 2	1555 x 1545mm	5'1" x 5'1"
Bedroom 3	3670 x 3540mm	12'0" x 11'7"
Bedroom 4	3050 x 3465mm	10'0" x 11'4"
Bathroom	1535 x 2740mm	5'0" x 8'10"

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# MACKENZIE 4 bedroom detached with detached garage



### Ground Floor

Room	Metric	Imperial
Living	3625 x 6320mm	11'11" x 20'9"
Kitchen / Dining	7550 x 3450mm	24'9" x 11'4"
Utility	1595 x 3450mm	5'3" x 11'4"
Family	3035 x 5650mm	9'11" x 18'6"
WC	1025 x 2185mm	3'4" x 7'2"

### First Floor

Room	Metric	Imperial
Bedroom 1	3670 x 4040mm	12'0" x 13'3"
En-Suite 1	1545 x 2145mm	5'1" x 7'0"
Bedroom 2	3050 x 4040mm	10'0" x 13'3"
En-Suite 2	1555 x 1545mm	5'1" x 5'1"
Bedroom 3	3670 x 3540mm	12'0" x 11'7"
Bedroom 4 / Study	3050 x 3465mm	10'0" x 11'4"
Bathroom	1535 x 2740mm	5'0" x 8'10"

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Total floor area 2067 sq.ft.

# TELFORD 5 bedroom detached



### Ground Floor

Room	Metric	Imperial
Living	3630 x 4660mm	11'11" x 15'3"
Dining	3630 x 2430mm	11'11" x 7'10"
Kitchen / Family	7670 x 3170mm	25'2" x 10'5"
Utility	1705 x 3170mm	5'7" x 10'5"
WC	1345 x 1725mm	4'5" x 5'8"

### First Floor

Room	Metric	Imperial
Bedroom 1	3805 x 3795mm	12'6" x 12'5"
En-Suite 1	1545 x 2525mm	5'1" x 8'3"
Bedroom 2	3155 x 3800mm	10'4" x 12'6"
Bedroom 3 / Study	2960 x 2710mm	9'9" x 8'11"
Bedroom 4	3095 x 4965mm	10'2" x 16'3"
Bathroom	2310 x 2610mm	7'7" x 8'7"

### Second Floor

Room	Metric	Imperial
En-Suite 2	1545 x 2650mm	5'1" x 8'8"
Bedroom 5	3390 x 6360mm	11'1" x 20'10"

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# SPECIFICATION

	DREW	HUGHES	BRYCE	BRUCE	MILLER	MACKENZIE	TELFORD
<b>EXTERNALS</b>							
External light to front of property	✓	✓	✓	✓	✓	✓	✓
External rear or side door light	✓	✓	✓	✓	✓	✓	✓
Planting, boundary and landscaping treatments to gardens as per drawings	✓	✓	✓	✓	✓	✓	✓
Rotivated rear garden	✓	✓	✓	✓	✓	✓	✓
Fully reversible double-glazed windows with white ironmongery handles	✓	✓	✓	✓	✓	✓	✓
Exterior front door with multi-point locking security feature	✓	✓	✓	✓	✓	✓	✓
Black guttering and downpipes	✓	✓	✓	✓	✓	✓	✓
Water tap - please see layouts for position	✓	✓	✓	✓	✓	✓	✓
<b>GENERAL INTERNAL</b>							
White matt emulsion to all walls and ceilings and white gloss to all woodwork	✓	✓	✓	✓	✓	✓	✓
Oak effect finish internal doors with satin ironmongery handles and door stops	✓	✓	✓	✓	✓	✓	✓
Timber staircase with white gloss finish, Oak finish handrails and newel cap	✓	✓	✓	✓	✓	✓	✓
Pendant lighting throughout, with downlighters to bathrooms where shown on layouts, and low energy bulbs to all light points	✓	✓	✓	✓	✓	✓	✓
<b>GREEN FEATURES</b>							
Photovoltaic (PV) solar panels to roof (please ask Sales for positioning)	✓	✓	✓	✓	✓	✓	✓
E/V car charging point	✓	✓	✓	✓	✓	✓	✓
Energy Efficiency Rating - All homes either Band A or B. Please ask your Sales Consultant for details of your specific plot							
<b>HEATING</b>							
White radiators throughout with white plumbed-in towel warmers to bathrooms and ensuites	✓	✓	✓	✓	✓	✓	✓
Worcester Gas Boiler. Refer to house type layout for location	✓	✓	✓	✓	✓	✓	✓
<b>KITCHEN</b>							
Units and worktops as per kitchen layout drawings	✓	✓	✓	✓	✓	✓	✓
LED under unit lighting as per kitchen layout drawings	✓	✓	✓	✓	✓	✓	✓
Laminate finish worktop and upstand	✓	✓	✓	✓	✓	✓	✓
Glass splashback to rear of hob	✓	✓	✓	✓			✓
Blanco stainless steel one and a half bowl sink with matching tap	✓	✓	✓	✓	✓	✓	✓
Electrolux integrated single oven	✓	✓	✓	✓	✓	✓	✓
Electrolux 4-zone induction hob	✓	✓	✓	✓	✓	✓	✓
Recirculating integrated extract hood	✓	✓	✓	✓	✓	✓	✓
Electrolux integrated fridge / freezer	✓	✓	✓	✓	✓	✓	✓
Electrolux integrated dishwasher	✓	✓	✓	✓	✓	✓	✓
Extract fan	✓	✓	✓	✓	✓	✓	✓
<b>UTILITY</b>							
Units and/or worktop as per kitchen layout drawings				✓	✓	✓	✓
Blanco stainless steel single bowl sink with matching tap				✓	✓	✓	✓
Extract fan	✓	✓	✓	✓	✓	✓	✓
<b>ELECTRICALS</b>							
Doorbell push and sounder	✓	✓	✓	✓	✓	✓	✓
Room thermostats - see layouts for positions	✓	✓	✓	✓	✓	✓	✓
Grid Multigang to living room with TV, data point, BT point and double electrical sockets - please refer to house type layouts for location	✓	✓	✓	✓	✓	✓	✓
Consumer Unit, BT master point, data point and provision for fibre optic connection - please refer to the house type layouts for location	✓	✓	✓	✓	✓	✓	✓



Sockets, switches, smoke detectors, heat sensors and carbon monoxide and dioxide detectors - please refer to the house type layout for locations	✓	✓	✓	✓	✓	✓	✓
<b>WC</b>							
Laufen close-coupled toilet with standard close seat	✓	✓	✓	✓	✓	✓	✓
Roca sink and vanity with Hansgrohe mixer tap and Porcelanosa tiled splashback	✓	✓	✓	✓	✓	✓	✓
Chrome toilet roll holder	✓	✓	✓	✓	✓	✓	✓
Extract fan	✓	✓	✓	✓	✓	✓	✓
Batten light fitting	✓	✓	✓	✓	✓	✓	✓
<b>BATHROOM</b>							
Laufen floorstanding toilet with standard close seat	✓	✓	✓	✓	✓	✓	✓
Laufen wall hung basin with Hansgrohe mixer tap	✓	✓	✓	✓	✓	✓	✓
Kaldewai steel enamel bath with panel	✓	✓	✓	✓	✓	✓	✓
Hansgrohe thermostatic bath/shower mixer handset, fitted at low level with half height Porcelanosa cermaic tiling around bath and half height behind wash hand basin and toilet	✓	✓		✓	✓	✓	✓
Hansgrohe thermostatic bath/shower mixer shower kit, fitted at high level with full height Porcelanosa cermaic tiling around bath and half height behind wash hand basin and toilet	✓	✓	✓				
Seperate Hansgrohe thermostatic shower and enclosure with pivot or sliding door	✓	✓	✓	✓	✓	✓	✓
Chrome toilet roll holder	✓	✓	✓	✓	✓	✓	✓
<b>EN-SUITE 1</b>							
Laufen floorstanding toilet with standard close seat	✓	✓	✓	✓	✓	✓	✓
Laufen wall hung basin with hansgrohe mixer tap	✓	✓	✓	✓	✓	✓	✓
Hansgrohe thermostatic shower and enclosure with sliding door	✓	✓	✓	✓	✓	✓	✓
Chrome toilet roll holder	✓	✓	✓	✓	✓	✓	✓
Porcelanosa ceramic wall tiles to half-height behind toilet and basin. Full-height tiling to shower enclosure	✓	✓	✓	✓	✓	✓	✓
Extract fan	✓	✓	✓	✓	✓	✓	✓
<b>EN-SUITE 2</b>							
Laufen floorstanding toilet with standard close seat					✓	✓	✓
Laufen wall hung basin with hansgrohe mixer tap					✓	✓	✓
Hansgrohe thermostatic shower and enclosure with sliding door					✓	✓	✓
Chrome toilet roll holder					✓	✓	✓
Porcelanosa ceramic wall tiles to half-height behind toilet and basin. Full-height tiling to shower enclosure					✓	✓	✓
Extract fan					✓	✓	✓
<b>WARDROBES</b>							
Wardrobe with sliding doors, shelf and hanging rail to bedroom one	✓	✓	✓	✓			
Wardrobe with sliding doors, shelf and hanging rail to bedroom two					✓	✓	✓
Walk-in wardrobe to bedroom one, with shelf and hanging rail					✓	✓	✓
<b>GARAGE</b>							
Integral garage with retractable door				✓	✓		✓
Detached garage with retractable door						✓	
Access fire door as internal doors				✓	✓		✓
Double electric socket				✓	✓	✓	✓
Light point to ceiling and light switch				✓	✓	✓	✓

This specification is for general information only. This does not form part of any contract. Mactaggart & Mickel reserve the right to amend or vary the layout or specification without prior notice. Please contact our Sales Consultant for further details. Computer generated images are shot from an imaginary viewpoint within an open space and are for reference only. The illustrations shown are of a typical Mactaggart & Mickel home of this type, but there are however variances from site to site. External finishes and landscaping may vary throughout the development. Properties may also be built handed (mirror image). Please ask a Sales Consultant for further details. Floor plans show the typical layout of this house type. For exact dimensions and floor plan differences speak to a Sales Consultant. All dimensions are approximate and are not shown to scale.



## LETHINGTON GARDENS

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