



MACTAGGART  
& MICKEL

HOMES

LETHINGTON GARDENS, PHASE TWO



# *Lethington Gardens*

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.

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

# *On your doorstep...*



## **WITHIN WALKING DISTANCE**

Letham Mains Primary School – 0.2 miles  
Local bus stop – 0.3 miles  
Retail Park & Petrol Station – 0.3 miles  
Pear Tree Nursery School – 0.8 miles  
Knox Academy – 1.3 miles  
John Gray Centre – 1.3 miles  
Haddington Town Centre – 1.4 miles  
King's Meadow Primary School – 1.4 miles

All distances are approximate and sourced from Google Maps.



## **EASY ROAD ACCESS**

East Lothian Community Hospital – 1.4 miles  
Tesco Superstore – 1.5 miles  
Haddington Athletic FC – 1.5 miles  
Aubigny Sports Centre – 1.7 miles  
Haddington Infants School – 1.7 miles  
Neilson Park – 1.8 miles  
Haddington RFC – 1.8 miles  
Longniddry Railway Station – 5 miles



## **AT YOUR LEISURE**

Haddington Golf Club – 2.4 miles  
National Museum of Flight – 6.6 miles  
Gullane Beach – 8.8 miles  
Musselburgh Racecourse – 9.6 miles  
North Berwick – 12 miles  
Holyrood Park – 14.9 miles  
Edinburgh City Centre – 17.3 miles  
Edinburgh Airport – 25.5 miles



Riverside Walk



The new Letham Mains Primary School



Beautiful Gullane Beach

# *Life at Lethington Gardens*

This new phase of 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. The next phase, Phase 2A, will include a selection of 2- and 3-bedroom homes.

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 sightlines 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.

## **KEY LOCATION BENEFITS**

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- 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 attractions
- Surrounded to lovely countryside and beautiful beaches



The above imagery shows a typical version of Mactaggart & Mickel Homes house types, the specification depicted may vary to other house styles at Lethington Gardens. Some fixtures and fittings may not be included in the sale price.

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 one dedicated Sales Consultant as your One Point Contact throughout your home buying process, from pre-reservation up to two years after you move in and we strive to offer a guaranteed entry date so that your move-in day will go as smoothly as possible.

## THE MACTAGGART & MICKEL HOMES SEAL OF APPROVAL

Every Mactaggart & Mickel home is given the 'Seal of Approval' as a final quality check before new owners move in.

We have formalised this check as the Seal of Approval - a final step in the housebuilding process to ensure that clients walk into a sparkling new home that meets our stringent construction standards.

All Mactaggart & Mickel homes are independently certified and approved by the NHBC (National Home Building Council) before being occupied, however, we like to go even further to ensure that each of our new build homes is handed over in the best possible condition.



The indicative computer generated imagery shows a typical version of Mactaggart & Mickel Homes house types, the specification depicted may vary to other house styles at Lethington Gardens. Some fixtures and fittings may not be included in the sale price.



# Lethington Gardens, Haddington - Phase Two

## Development Plan

- |   |   |   |
|---|---|---|
| <p> <b>The Bryce</b><br/>3-Bedroom Semi-Detached Home</p> | <p> <b>The Bruce</b><br/>4-Bedroom Detached Home</p>     | <p> <b>The Graham</b><br/>4-Bedroom Detached Home</p>  |
| <p> <b>The Keppie</b><br/>4-Bedroom Detached Home</p>     | <p> <b>The Mackenzie</b><br/>4-Bedroom Detached Home</p> | <p> <b>The Telford</b><br/>5-Bedroom Detached Home</p> |

Development Plan shows indicative plot layouts only.  
Clients should refer to their title plan for individual plots.  
Your solicitor will be able to advise.



# The Bryce ■

3-Bedroom Semi-Detached Home

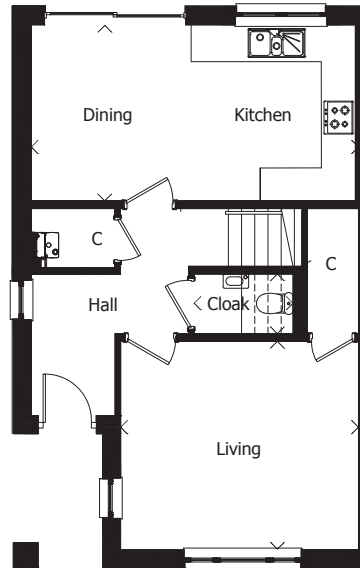
LETHINGTON GARDENS, HADDINGTON - PHASE TWO

**PLOTS:**

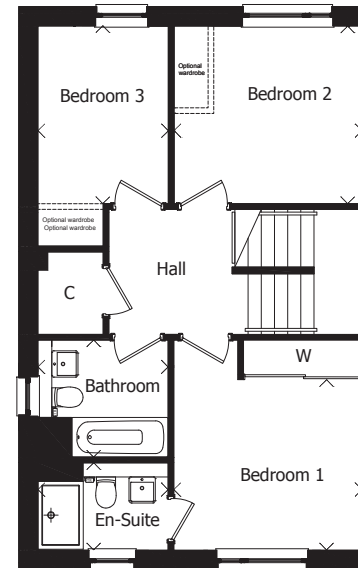
143, 144, 151, 152, 153, 154, 155,  
156, 157, 158



Ground Floor



First Floor



## FLOOR PLANS:

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Living	4190 x 3660	13'9" x 12'0"	Bedroom 1	3315 x 3000	10'11" x 9'10"
Kitchen / Dining	5710 x 3100	18'9" x 10'2"	En-Suite	2295 x 1535	7'6" x 5'0"
Cloak	1740 x 1050	5'9" x 3'5"	Bedroom 2	3310 x 3130	10'10" x 10'3"
			Bedroom 3	2300 x 3130	7'7" x 10'3"
			Bathroom	2295 x 2065	7'6" x 6'9"

Dimensions taken at the position of the arrows.

## The Bryce ■ 3-Bedroom Semi-Detached Home

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# The Keppie ■

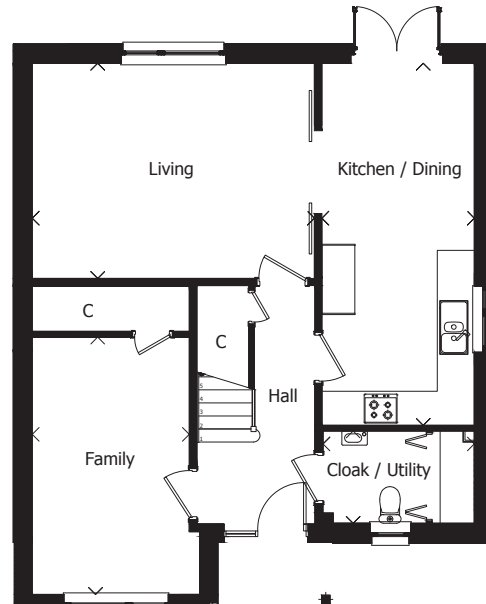
4-Bedroom Detached Home

LETHINGTON GARDENS, HADDINGTON - PHASE TWO

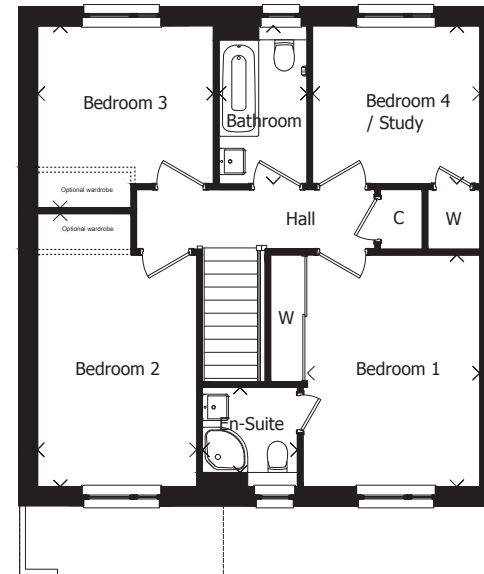
PLOTS:

142, 145, 159, 160, 161, 162

Ground Floor



First Floor



## FLOOR PLANS:

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Living	4973 x 3795	16'4" x 12'5"	Bedroom 1	3035 x 4090	9'11" x 13'5"
Kitchen / Dining	2685 x 6385	8'10" x 20'11"	En-Suite	1675 x 1750	5'6" x 5'9"
Cloak / Utility	2667 x 1625	8'9" x 5'4"	Bedroom 2	2800 x 4815	9'2" x 15'10"
Family	2768 x 5438	9'1" x 14'11"	Bedroom 3	3095 x 3215	10'2" x 10'7"
			Bedroom 4 / Study	2945 x 2790	9'8" x 9'2"
			Bathroom	1550 x 2790	5'1" x 9'2"

Dimensions taken at the position of the arrows.

## The Keppie ■

### 4-Bedroom Detached Home

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# The Bruce ■

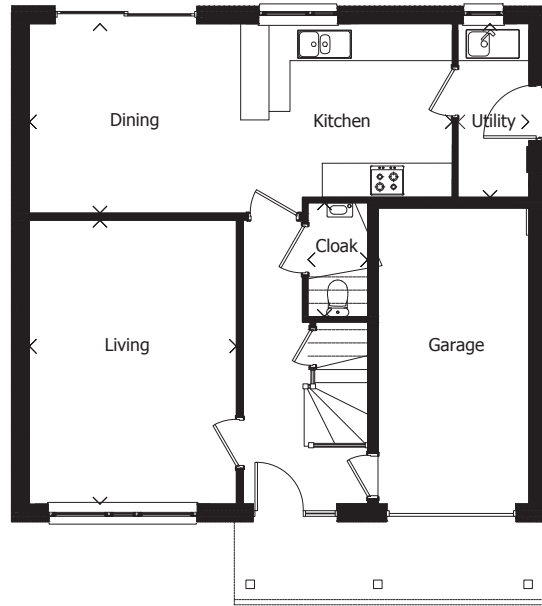
4-Bedroom Detached Home

LETHINGTON GARDENS, HADDINGTON - PHASE TWO

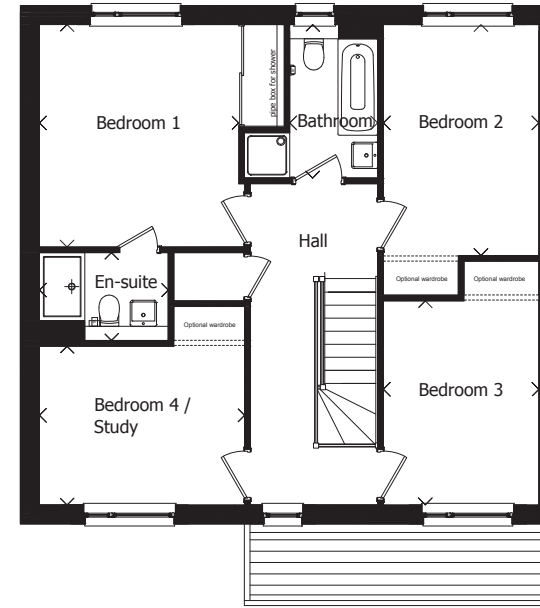
## PLOTS:

120, 125, 136, 137, 139, 140, 141,  
146, 148, 149

Ground Floor



First Floor



## FLOOR PLANS:

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Living	3650 x 5005	12'0" x 16'5"	Bedroom 1	3512 x 3920	11'6" x 12'10"
Kitchen / Dining	7455 x 3337	24'6" x 10'11"	En-Suite	2270 x 1550	7'5" x 5'1"
Utility	1250 x 3058	4'1" x 10'0"	Bedroom 2	2745 x 4070	9'0" x 13'4"
Cloak	1050 x 2004	3'5" x 6'7"	Bedroom 3	2745 x 3595	9'0" x 11'10"
			Bedroom 4 / Study	3617 x 2797	11'10" x 9'2"
			Bathroom	1550 x 2705	5'1" x 8'10"

Dimensions taken at the position of the arrows.

## The Bruce ■ 4-Bedroom Detached Home

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# The Mackenzie ■

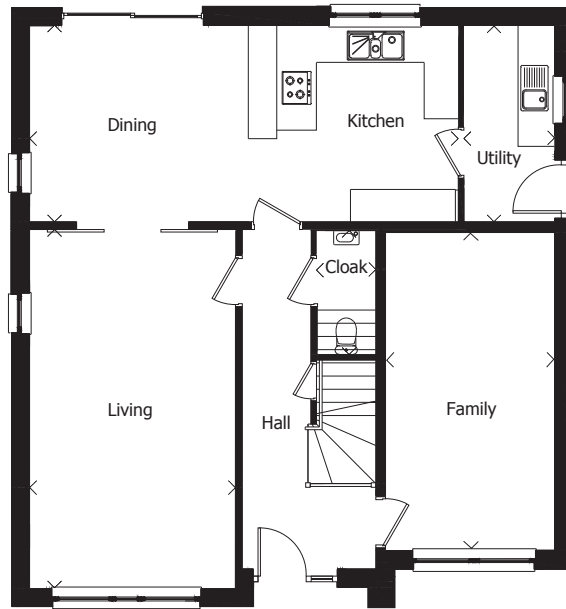
4-Bedroom Detached Home

LETHINGTON GARDENS, HADDINGTON - PHASE TWO

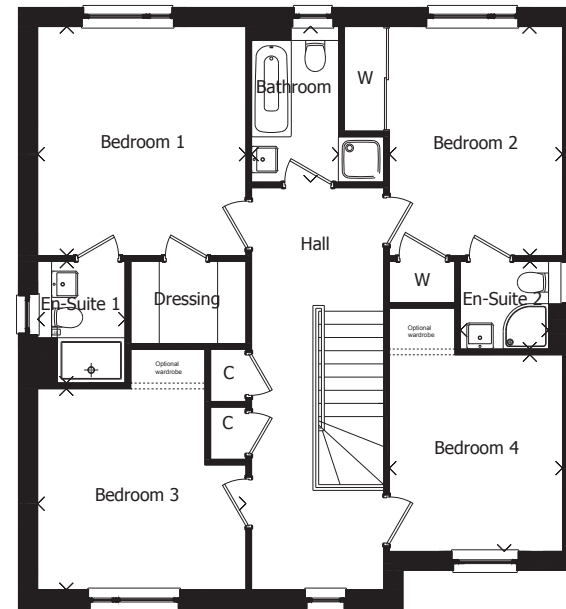
PLOTS:

121, 124, 128, 129, 135

Ground Floor



First Floor



## FLOOR PLANS:

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Living	3625 x 6320	11'11" x 20'9"	Bedroom 1	3670 x 4040	12'0" x 13'3"
Kitchen / Dining	7550 x 3450	24'9" x 11'4"	En-Suite 1	1545 x 2145	5'1" x 7'0"
Cloak	1025 x 2185	3'4" x 7'2"	Bedroom 2	3050 x 4040	10'0" x 13'3"
Utility	1595 x 3450	5'3" x 11'4"	En-Suite 2	1555 x 1545	5'1" x 5'1"
Family	3035 x 5650	9'11" x 18'6"	Bedroom 3	3670 x 3540	12'0" x 11'7"
			Bedroom 4 / Study	3050 x 3465	10'0" x 11'4"
			Bathroom	1535 x 2740	5'0" x 9'0"

Dimensions taken at the position of the arrows.

## The Mackenzie ■ 4-Bedroom Detached Home

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# The Graham ■

4-Bedroom Detached Home

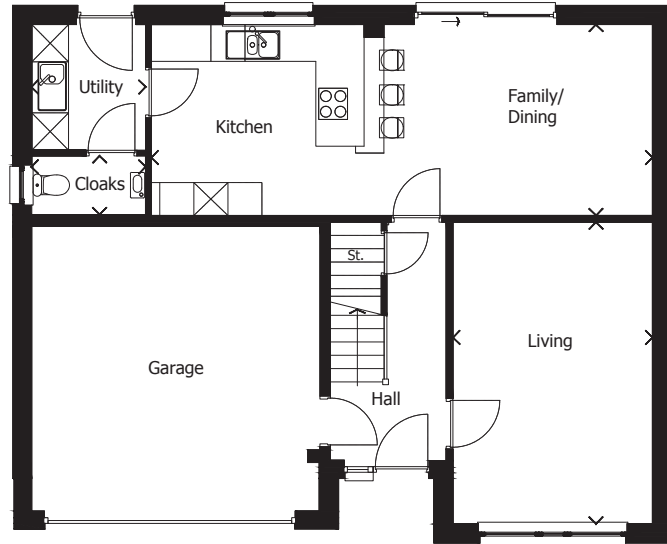
LETHINGTON GARDENS, HADDINGTON - PHASE TWO

PLOT:

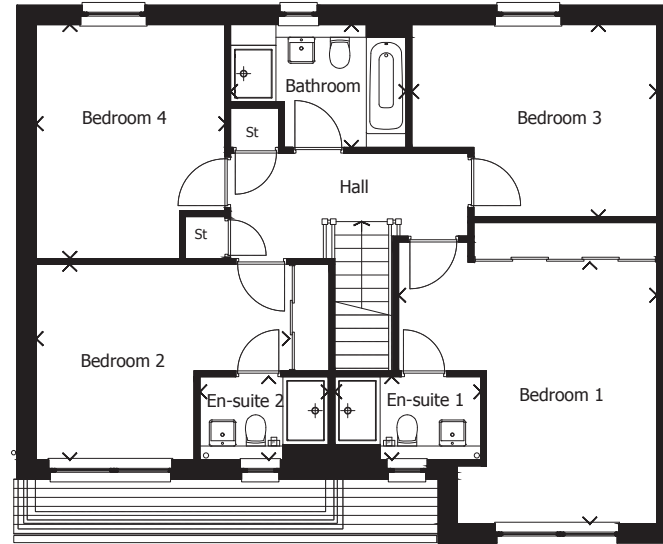
123, 132



**Ground Floor**



**First Floor**



**FLOOR PLANS:**

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Living	3518 x 5319	11'7" x 17'5"	Bedroom 1	4551 x 4613	14'11" x 15'2"
Kitchen / Family / Dining	8835 x 3367	29'0" x 11'1"	En-Suite 1	2590 x 1470	8'6" x 4'10"
Utility	2007 x 2217	6'7" x 7'3"	Bedroom 2	4465 x 3452	14'8" x 11'4"
Cloak	1989 x 1032	6'6" x 3'5"	En-Suite 2	2265 x 1470	7'5" x 4'10"
			Bedroom 3	4320 x 3392	14'2" x 11'2"
			Bedroom 4	3329 x 4128	10'11" x 13'7"
			Bathroom	3109 x 2167	10'2" x 7'1"

**The Graham**  
4-Bedroom Detached Home

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# The Telford ■

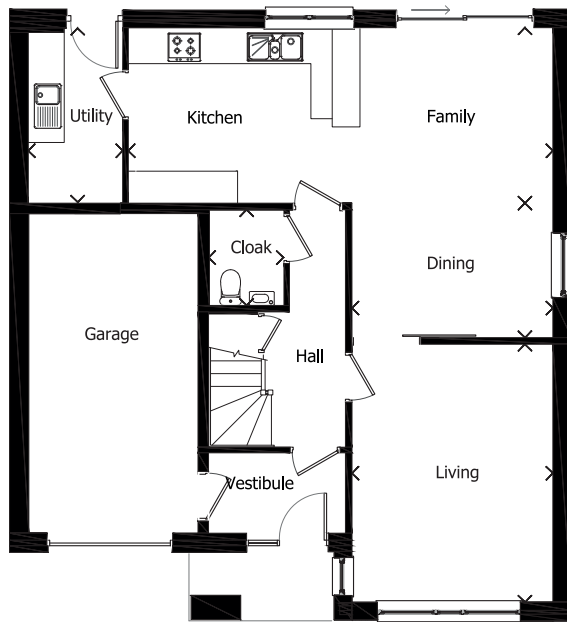
5-Bedroom Detached Home

LETHINGTON GARDENS, HADDINGTON - PHASE TWO

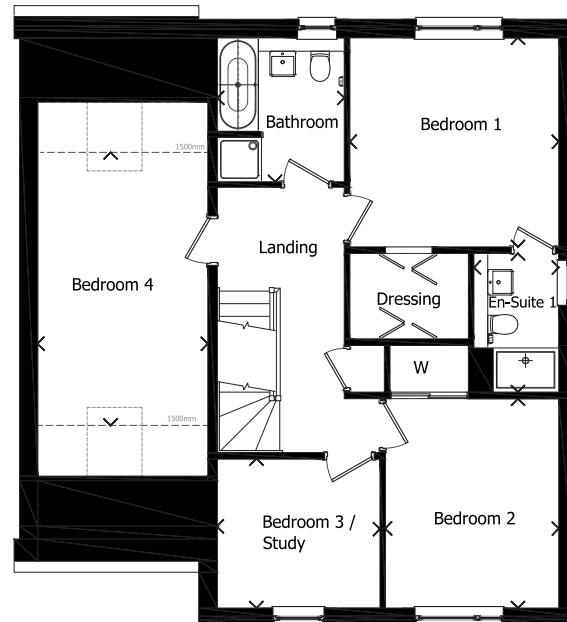
PLOT:

122, 126, 127, 130, 131, 133, 134,  
138, 147, 150

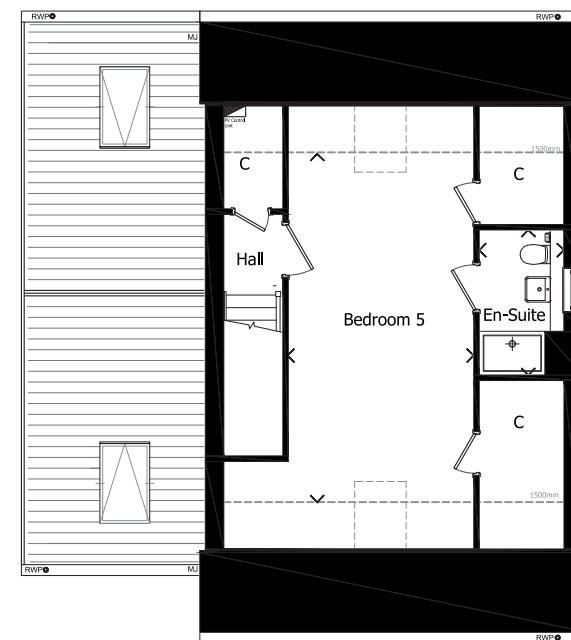
Ground Floor



First Floor



Second Floor



## FLOOR PLANS

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Living	3630 x 4660	11'11" x 15'3"	Bedroom 1	3805 x 3795	12'6" x 12'5"
Dining	3630 x 2430	11'11" x 7'12"	En-Suite 1	1545 x 2525	5'1" x 8'3"
Kitchen / Family	7670 x 3170	25'2" x 10'5"	Bedroom 2	3155 x 3800	10'4" x 12'6"
Utility	1705 x 3170	5'7" x 10'5"	Bedroom 3 / Study	2960 x 2710	9'9" x 8'11"
Cloak	1345 x 1725	4'5" x 5'8"	Bedroom 4	3095 x 4965	10'2" x 16'3"
			Bathroom	2310 x 2610	7'7" x 8'7"
			Second Floor	Metric	Imperial
			Bedroom 5	3390 x 6360	11'1" x 20'10"
			En-Suite 2	1545 x 2650	5'1" x 8'8"

Dimensions taken at the position of the arrows.

## The Telford

5-Bedroom Detached Home

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## EXTERNALS

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	

## GENERAL INTERNAL

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	

## GREEN FEATURES

Photovoltaic (PV) solar panels to roof (Please ask Sales for positioning)	
Provision for 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

## HEATING

White radiators throughout with white plumbed-in towel warmers to bathrooms and ensuites	
Worcester Gas Boiler: Refer to house type layout for location	

## KITCHEN

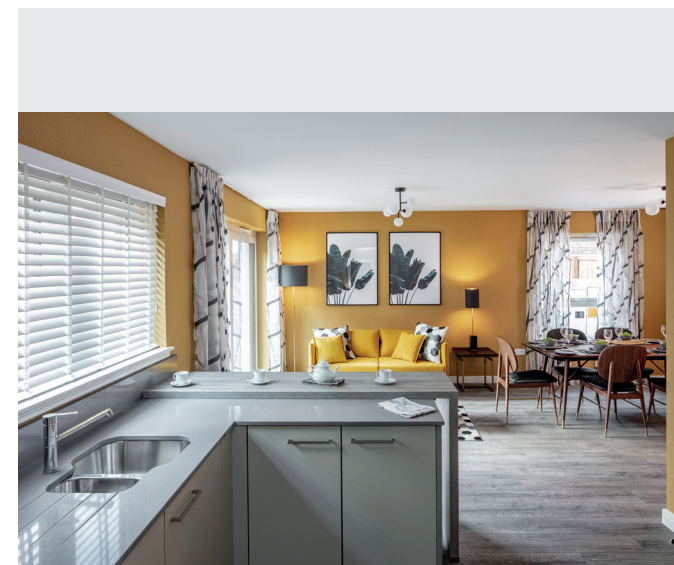
Units and worktops as per kitchen layout drawings	
LED under unit lighting as per kitchen layout drawings	
Laminate finish worktop and upstand	
Glass splashback to rear of hob	
Blanco Stainless steel one and a half bowl sink with matching tap	
Electrolux integrated single oven	
Electrolux 4-zone induction hob	
Recirculating integrated extract hood	
Electrolux integrated fridge / freezer	
Electrolux integrated dishwasher	
Extract fan	

## UTILITY

Units and/or worktop as per kitchen layout drawings (not Bryce/Keppie)	
Blanco Stainless Steel single bowl sink with matching tap	
Extract Fan	

## ELECTRICALS

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 detectors - please refer to the house type layout for locations	



# Lethington Gardens – Phase Two

- The Bryce**  
3-Bedroom Semi-Detached Home
- The Keppie**  
4-Bedroom Detached Home

- The Bruce**  
4-Bedroom Detached Home
- The Mackenzie**  
4-Bedroom Detached Home

- The Graham**  
4-Bedroom Detached Home
- The Telford**  
5-Bedroom Detached Home

## Specifications



## CLOAK

Laufen close-coupled WC with standard close seat

Roca sink and vanity unit with Hansgrohe mixer tap and Porcelanosa tiled splashback

Chrome toilet roll holder

Extract Fan

Batten light fitting



## BATHROOM

Laufen floorstanding WC 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 ceramic tiling around bath and half height behind wash hand basin and WC

Hansgrohe thermostatic bath/shower mixer shower kit, fitted at high level with full height Porcelanosa ceramic wall tiling around bath and half height behind wash hand basin and WC

Separate Hansgrohe thermostatic shower and enclosure with pivot or sliding door

Chrome toilet roll holder



## WARDROBES

Wardrobe with sliding doors, shelf and hanging rail to Bedroom One

Wardrobe and sliding doors, shelf and hanging rail to Bedroom Two

Walk-in wardrobe to Bedroom One, with shelf and hanging rail



## EN-SUITE 1

Laufen floorstanding WC with standard close seat

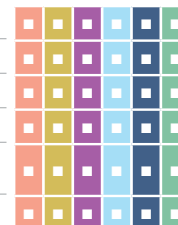
Laufen wall hung basin with Hansgrohe mixer tap

Hansgrohe thermostatic shower and enclosure with sliding door

Chrome toilet roll holder

Porcelanosa ceramic wall tiles to half-height behind WC/basin. Full-height tiling to shower enclosure

Extract Fan



## EN-SUITE 2

Laufen floorstanding WC with standard close seat

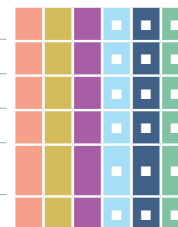
Laufen wall hung basin with Hansgrohe mixer tap

Hansgrohe thermostatic shower and enclosure with sliding door

Chrome toilet roll holder

Porcelanosa ceramic wall tiles to half-height behind WC/basin. Full-height tiling to shower enclosure

Extract Fan



## GARAGE

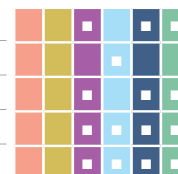
Integral garage with retractable door

Detached garage with retractable door

Access fire door as internal doors

Double electrical socket

Light point to ceiling and light switch



# Lethington Gardens – Phase Two

## Specifications

**The Bryce**  
3-Bedroom Semi-Detached Home

**The Keppie**  
4-Bedroom Detached Home

**The Bruce**  
4-Bedroom Detached Home

**The Mackenzie**  
4-Bedroom Detached Home

**The Graham**  
4-Bedroom Detached Home

**The Telford**  
5-Bedroom Detached Home

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