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# LETHAM VIEWS

## HADDINGTON

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The Apartments and Terraced Townhouses.



STEWART  
**Milne**  
HOMES

PEOPLE-SHAPED PLACES



## Step inside...

As soon as you step inside a Stewart Milne home, you'll see and feel the difference.

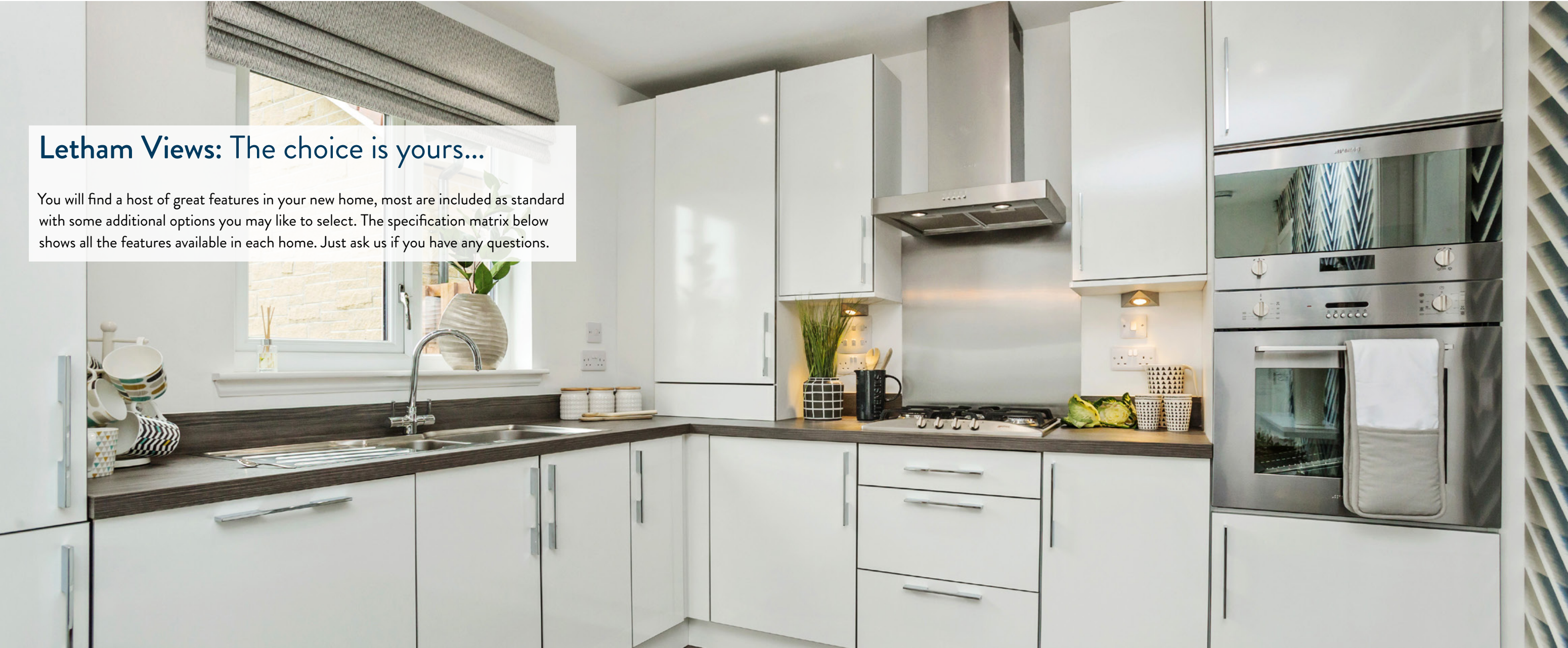
This is no ordinary property – this is something special. A home where clever design achieves the perfect balance between elegance and practicality. Where every fitting and appliance is of the highest quality. Where the renowned Stewart Milne Homes' attention to detail ensures a superb level of finish.





Letham Views: The choice is yours...

You will find a host of great features in your new home, most are included as standard with some additional options you may like to select. The specification matrix below shows all the features available in each home. Just ask us if you have any questions.



APARTMENTS	KITCHEN													BATHROOM					BEDROOMS					AMENITIES		
	Choice of Kitchen Unit Door Finish	Choice of Worktop Finishes	Choice of Upstands	Choice of Kitchen Unit Door Handles	Stainless Steel 4 Burner Hob	Stainless Steel 5 Burner Hob 69cm	Stainless Steel Canopy Hood	Stainless Steel (multi-function) Single Oven	Built-in Stainless Steel Microwave/Grill	Integrated Fridge / Freezer	Integrated Dishwasher	Washer / Dryer	1½ Stainless Steel Sink and Chrome Mixer Tap	Vanity Furniture	Choice of Unit Finishes	Choice of Porcelanosa Tiles	Shower Over Bath	Chrome Towel Rail	Master Bedroom				Guest Bedroom	Terrace/Balcony	Lifts to all floors	PV Solar Panels
																			En-Suite	Vanity Furniture to en-suite	Chrome Towel Rail	Built-in Wardrobe	Built-in Wardrobe			
The Adam	●	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	○	○	●	●	●	●	●	●	●	—
The Carlyle	●	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	○	○	●	●	●	●	●	●	●	—
The Baird	●	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	○	○	●	●	●	●	●	●	●	—
The Harrowdale	●	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●	●	●*	—	—	●

● Denotes fitted as standard   ○ Denotes optional   — Denotes not available  
●\* Walk-in wardrobe to guest bed in Harrowdale



# The executive apartments...



# Your surroundings: Helping you feel right at home.

When you're choosing your new home, you'll want to see where it's positioned in relation to the rest of its surroundings. The development plan illustration will help you to see how your home fits into its surroundings and how your new community will grow around you.

To ensure that the common parts and landscaped areas are kept in pristine condition, a factor will be appointed; a small monthly maintenance fee is applicable.

**LEGEND**  
The colours below represent the different homes available and will help you to find their location on the development plan.

- |         |            |
|---------|------------|
| Adam    | Baird      |
| Carlyle | Harrowdale |



The specification included in this brochure or included in a leaflet which may accompany this brochure gives a general specification applicable to this development, which may be subject to change after printing. Please check the specification relating to the individual plot you have chosen with our Sales Consultant at the time of reservation.





The Adam kitchen/dining (above).



The Adam dining room from the lounge (above) and spacious hall (below).



The Carlyle master bedroom with en-suite (above) and living room (below).



# THE ADAM

## A stunning two bedroom apartment.



**Living Room**  
3889mm (max) x 3719mm (max)  
12' 9" (max) x 12' 2" (max)

**Dining**  
2930mm (max) x 2930mm (max)  
9' 7" (max) x 9' 7" (max)

**Kitchen / Breakfast**  
6147mm (max) x 2699mm (max)  
20' 2" (max) x 8' 10" (max)

**Bathroom**  
2700mm (max) x 2340mm (max)  
8' 10" (max) x 7' 8" (max)

**Master Bedroom**  
3543mm (max) x 2877mm (max)  
11' 7" (max) x 9' 5" (max)

**Master En-suite**  
1585mm (max) x 2237mm (max)  
5' 2" (max) x 7' 4" (max)

**Bedroom 2**  
2695 mm (max) x 3926mm (max)  
8' 10" (max) x 12' 10" (max)

**Total Floor Area: 1005ft<sup>2</sup>**

A stunning two bedroom apartment with dual aspect windows which flood the superb lounge and dining room with natural light. The balcony – or private terrace in the case of ground-floor homes – is accessed from the lounge providing an additional space to relax.

The breakfasting kitchen is over 20 feet long and is conveniently accessed from both the hall and dining room, and all the appliances you could hope for are already fitted; integrated dishwasher, fridge/freezer, stainless steel microwave/grill, multi-function oven, gas hob, cooker hood, 1½-bowl sink and a washer/dryer.

Both of the spacious double bedrooms provide fitted twin wardrobes. The master en-suite shower room has a 1200mm walk-in shower cabinet and both it and the family bathroom provide useful fitted furniture, from a choice of finishes, to accommodate all your day-to-day cosmetics and toiletries and wide over-basin mirror.

The Adam also has an abundance of storage so you won't be stuck for somewhere to tuck away your vacuum cleaner, ironing board and such like.

### KEY FEATURES

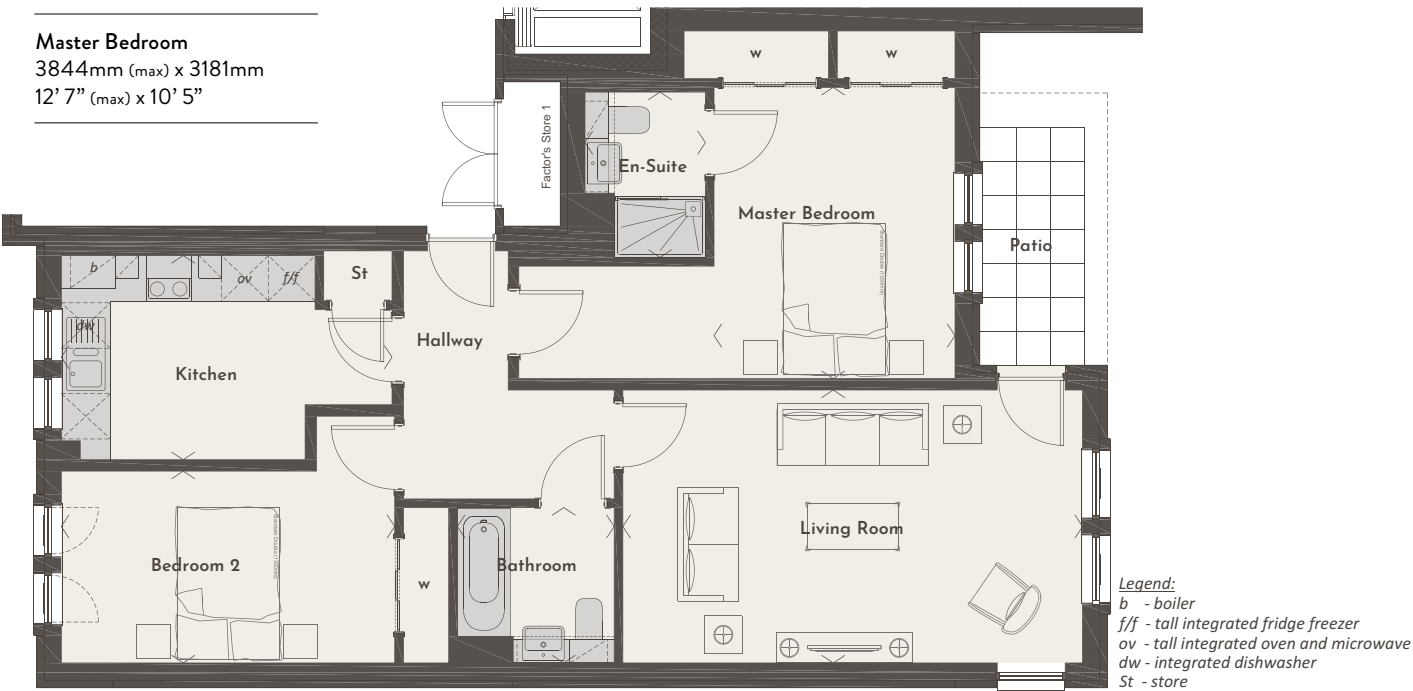
- Two double bedrooms
- Spectacular living/dining room
- Private balcony or terrace
- Large breakfasting kitchen, accessed off both hall and dining room
- Full range of appliances
- Master bedroom with twin fitted wardrobes
- Large en-suite shower room with fitted vanity furniture, mirror, chrome heated towel rail
- Twin fitted wardrobes to bedroom 2
- Family bathroom with fitted vanity furniture and mirror
- Fantastic storage
- Lifts to all floors



# THE CARLYLE

A delightful two bedroom apartment.

<b>Living Room</b> 3600mm x 6074mm 11' 9" x 19' 11"	<b>Master En-suite</b> 1585mm (max) x 2180mm (max) 5' 2" (max) x 7' 1" (max)
<b>Kitchen</b> 2695mm (max) x 4365mm (max) 8' 10" (max) x 14' 3" (max)	<b>Bedroom 2</b> 2530mm x 4403mm (max) 8' 3" x 14' 5" (max)
<b>Bathroom</b> 2047mm (max) x 2070mm (max) 6' 8" (max) x 6' 9" (max)	<b>Total Floor Area: 900ft<sup>2</sup></b>



This delightful two-bedroom apartment makes excellent use of space to provide a modern and spacious home. Wide, deep windows and a glazed door to the private balcony lends lots of light to the living room. The balcony – or terrace in the case of ground-floor homes – provide a welcoming place to relax.

The well-appointed kitchen has space for a table and incorporates a wealth of quality appliances; integrated dishwasher, fridge/freezer, stainless steel microwave/grill, multi-function oven, gas hob, cooker hood, 1½-bowl sink and washer/dryer.

The master bedroom looks out onto the balcony and has twin fitted wardrobes plus a handy en-suite shower room with large walk-in shower cubicle, superb vanity unit storage, wide mirror and chrome heated towel rail. The second bedroom also has a fitted wardrobe, while the spacious family bathroom includes fitted useful vanity furniture for cosmetics and toiletries and an over-basin mirror. Both bathroom and en-suite offer Porcelanosa tiling from the wide range we offer.

- KEY FEATURES**
- Two bedroom apartment
  - Spacious, light and airy living room
  - Private balcony or terrace
  - Well-appointed kitchen with wide range of appliances
  - Master bedroom with large en-suite shower room and built-in wardrobes
  - Fitted wardrobe to bedroom 2
  - Family bathroom with fitted vanity furniture and mirror
  - Lifts to all floors

# THE BAIRD

An elegant two bedroom apartment.

<b>Living Room</b> 4880mm (max) x 3947mm (max) 16' 0" (max) x 12' 11" (max)	<b>Master Bedroom</b> 2648 x 5025mm 8' 8" x 16' 5"
<b>Kitchen</b> 3945mm (max) x 2360mm (max) 12' 11" (max) x 7' 8" (max)	<b>Master En-suite</b> 2431mm (max) x 2240mm (max) 7' 11" (max) x 7' 4" (max)
<b>Bathroom</b> 2092mm (max) x 2140mm (max) 6' 10" (max) x 7' 0" (max)	<b>Bedroom 2</b> 2649mm x 3659mm 8' 8" x 12' 0"
<b>Total Floor Area: 809ft<sup>2</sup></b>	



The dual-aspect living room, providing direct access to the terrace or balcony, is spacious bright and airy.

The well-appointed kitchen has an abundance of quality appliances; integrated dishwasher, fridge/freezer, stainless steel microwave/grill, multi-function oven, gas hob, cooker hood, 1½-bowl sink and washer/dryer.

The master bedroom has fitted wardrobe and luxury en-suite shower room with large walk-in shower cubicle, superb vanity unit storage, wide mirror and chrome heated towel rail. The double second bedroom also has a fitted wardrobe, while.

- KEY FEATURES**
- Two bedroom apartment
  - Spacious, light airy living room
  - Private balcony or terrace
  - Well-appointed kitchen with wide range of appliances
  - Master bedroom with large en-suite shower room and built-in wardrobes
  - Fitted wardrobe to bedroom 2
  - Family bathroom with fitted vanity furniture and mirror
  - Excellent storage
  - Lifts to all floors

# THE HARROWDALE

A stunning five bedroom home.



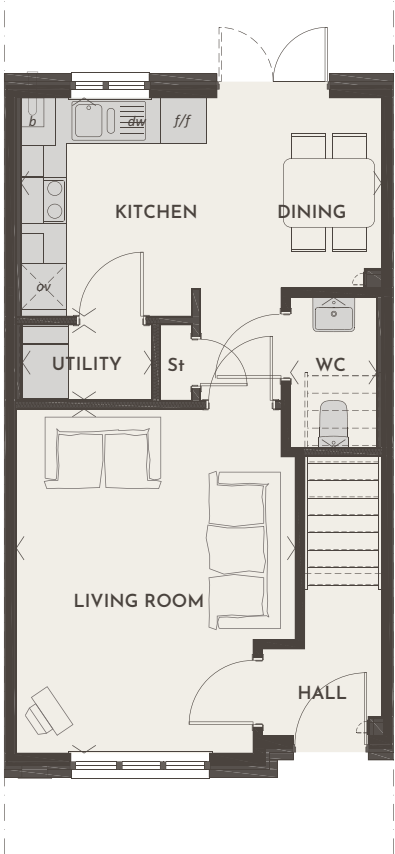
The Harrowdale is a stunning five bedroom home designed over three floors to provide flexible accommodation and living space for the professional couple or growing family. At Letham Views, the Harrowdale is offered in semi-detached, end and mid terraced forms.

The light and airy living room leads to a superb kitchen/dining room that stretches across the whole width of the house and features a set of French doors leading to the secure rear garden, perfect for outdoor entertaining. Quality appliances abound including fully integrated dishwasher, fridge/freezer, stainless steel microwave/grill, multi-function oven, gas hob, cooker hood and 1½ bowl sink. A utility store, plumbed and wired for your laundry equipment is a useful addition. A WC/cloakroom with basin set within an attractive storage unit completes the ground floor.

Upstairs, there are five bedrooms – all bar one of which has fitted or walk-in wardrobe. The master bedroom includes a luxury en-suite shower room with walk-in shower, superb furniture storage units, wide mirror and chrome heated towel rail. The family bathroom also includes vanity units, mirror, Porcelanosa tiling and chrome heated towel rail.

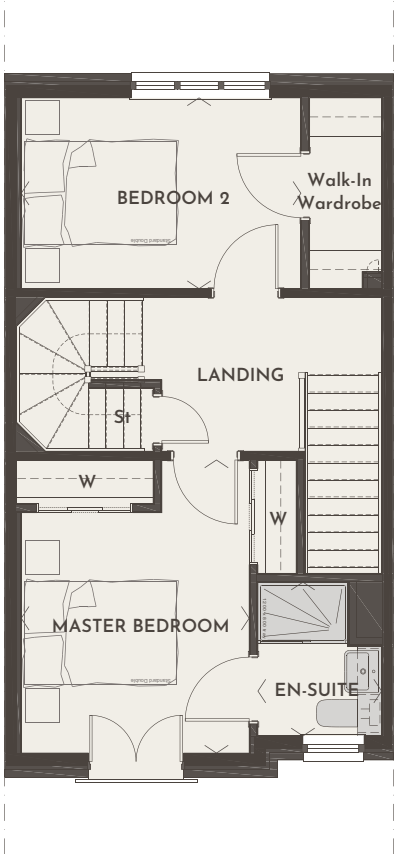
### KEY FEATURES

- Five bedrooms
- Open plan kitchen/dining with wide range of appliances
- French doors to secure garden
- Utility store
- Downstairs WC/cloakroom
- Master bedroom with large en-suite shower room and fitted wardrobe
- Walk-in wardrobe to bedroom 2
- Fitted wardrobes to bedrooms 3 & 4
- Bathroom and en-suite include heated chrome towel rail and fitted vanity furniture
- Fantastic storage



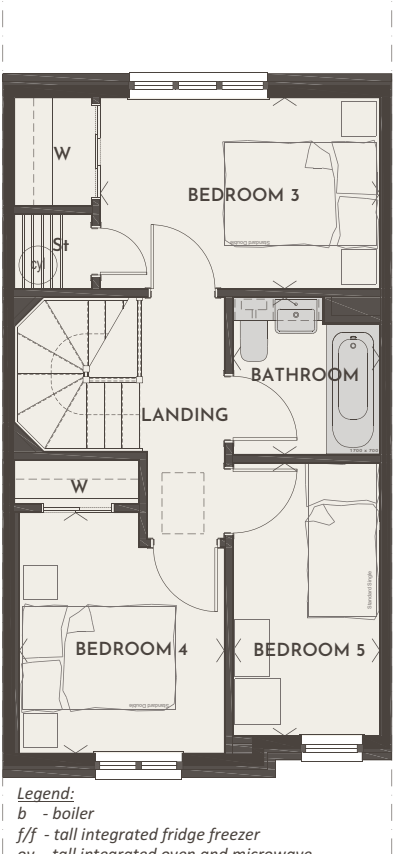
### GROUND FLOOR

- Living Room**  
4505mm (max) x 3655mm (max)  
14' 9" (max) x 12' 0" (max)
- Kitchen / Dining**  
4720mm (max) x 2857mm (max)  
15' 5" (max) x 9' 4" (max)
- WC**  
1960mm x 1125mm  
6' 5" x 3' 8"
- Utility**  
1715mm x 965mm  
5' 7" x 3' 2"



### FIRST FLOOR

- Master Bedroom**  
3837mm (max) x 2985mm (max)  
12' 7" (max) x 9' 9" (max)
- Master En-suite**  
2012mm (max) x 1620mm (max)  
6' 7" (max) x 5' 3" (max)
- Bedroom 2**  
3665mm x 2497mm  
12' 0" x 8' 2"



### SECOND FLOOR

- Bedroom 3**  
3665mm x 2497mm  
12' 0" x 8' 2"
- Bedroom 4**  
3147mm (max) x 2680mm (max)  
10' 4" (max) x 8' 9" (max)
- Bedroom 5**  
3572mm x 1920mm  
11' 8" x 6' 3"
- Bathroom**  
2055mm (max) x 1920mm (max)  
6' 8" (max) x 6' 3" (max)

### FLOOR AREA

Total Floor Area: 1336ft<sup>2</sup>

# Letham Views: Here’s how to find us...

Sat Nav reference: EH41 3FE

**Travel directions from Edinburgh and the east**

Follow the City of Edinburgh Bypass (A720) East. Take the 3rd exit at Sheriffhall roundabout and continue on A720 towards Musselburgh. At the roundabout, take the 3rd exit to join the A1 towards East Lothian. Exit on B6471 Haddington/Aberlady junction. At the first roundabout, continue straight on to B6471 and at the second roundabout take the 3rd exit to stay on B6471 (West Road). Continue along West Road for approximately 600m and Letham Views is on the right.

**Travel directions from Dunbar and the west**

Head West on the A1 and exit at the A6093 slip towards Haddington/Drem. At the roundabout take the 1st exit onto Dunbar Road/A6093. Continue on A6093 through Haddington High Street. At the crossroads, proceed straight ahead on Station Road and continue on towards B6471 West Road. Continue for approximately 950m and Letham Views is on the left.





# Letham Views: Visit or call us today...

Our showhomes and marketing suite will be open from  
Thursday to Monday inclusive from 10.30am to 5.30pm.  
Please call ahead of your visit to book an appointment.

Telephone: 0845 305 8197

Email: [lethamviews@stewartmilne.com](mailto:lethamviews@stewartmilne.com)

[www.stewartmilnehomes.com](http://www.stewartmilnehomes.com)



## Specifications

All homes designed and built as part of Letham Views, Haddington form part of our Villages collection, which are subject to design and specification amendments at any point. As such, please ask your sales consultant for the full specification details of your chosen home.

## Floor Plans

The floor plans in this brochure show approximate dimensions for each room of a typical house of its type which may vary slightly, within NHBC guidelines, as each house is built individually. Some properties are built handed (mirror image) to those shown. Door, window, garage door and elevational treatments may vary to provide interest within the development. Please ask us for details of the specification of your chosen home and the technical specification, which may have changed since printing. Details are for guidance only and do not constitute a part of any contract, nor do they constitute an offer. While the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by Stewart Milne Group.

## Photography

Images shown reflect the varying styles and sizes of typical Stewart Milne homes. Images do not necessarily represent the actual finish/elevations or treatments, furnishings or fittings at any individual development. For details of specific finishes for individual developments and homes, please contact us. The area surrounding each home will also differ from that shown in the photograph. Note: The house type images are computer generated. We use these to illustrate a new home when we do not have actual photography to use before the brochure goes to print.

## Showhomes

All showhomes are decorated and furnished to reflect a possible lifestyle. Certain items of furniture, fixtures and fittings, both inside and out, are not included in the standard specification. Should you require any clarification regarding the standard specification of your chosen home please ask your sales consultant.

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