

# Letham Views Haddington

DUNDAS

A range of two bedroom apartments  
and 3-6 bedroom homes.

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# Fantastic homes tailored to your style



Discover more at [dundas.co.uk](https://www.dundas.co.uk)

## Perfectly placed so you can enjoy the best of both worlds.

At Letham Views in Haddington, discover spacious, country-style living with convenient access to Edinburgh. With beaches and coastal areas within easy reach of this historic market town, you'll be part of a new community with picturesque surroundings, offering something for everyone, from the bustling tourist attractions of North Berwick to the tranquil nature reserves of Aberlady Bay. Landscaped open space within the development itself connects streets and lanes to a new civic square. You'll find everything you need on your doorstep in this vibrant community, contributing to a fulfilling lifestyle.





# A beautiful blend of **tranquillity** and **modern convenience.**

Surrounded by picturesque countryside, just half an hour from Edinburgh, the Royal Burgh of Haddington offers an idyllic combination of historical charm and contemporary amenities. The nearby Lammermuir Hills and East Lothian coastline offer opportunities for scenic cycling routes, and nature watching. The River Tyne itself provides a charming backdrop and is ideal for leisurely walks.

Haddington serves as a local hub for commerce and services in East Lothian, with a variety of shops, cafes, restaurants and pubs, along with essential services like schools and healthcare facilities. The town hosts a weekly market that continues the tradition of local trade, while the annual Haddington Show is a popular event celebrating the town's agricultural heritage, fostering a real sense of community.



**32** Minutes to  
Edinburgh  
by car



**7** Minute cycle to  
Haddington  
Town Centre



**This is no ordinary development** -this is something special. Where clever design achieves the perfect balance between elegance and practicality.







# Elevate your lifestyle

Letham Views is a flourishing community, where everything you need is in easy reach. No matter what life stage you find yourself in, there's something for everyone, with a wide variety of house types.

## Everything you need on your doorstep

Stay well connected at Letham Views, with the capital city of Edinburgh standing less than twenty miles away. Nearby railway stations in Drem and Longniddry offer convenient and fast travel connections, not to mention the variety of bus routes, helping you get to wherever you need to be.

The nearby towns of North Berwick, Gullane and Dunbar are also conveniently placed and offer award-winning beaches for restful strolls and family days out and for golf enthusiasts, a range of championship links courses.

## The backdrop to a scenic new life

Rich in history, with an abundance of amenities, Haddington is a wonderful place to call home. As a Visit Scotland five-star venue, it offers everything you need for an inspiring lifestyle. Often referred to as 'the hidden town' because of the way it sits in its rural environment, this thriving community combines the benefits of a peaceful retreat with convenient connectivity.

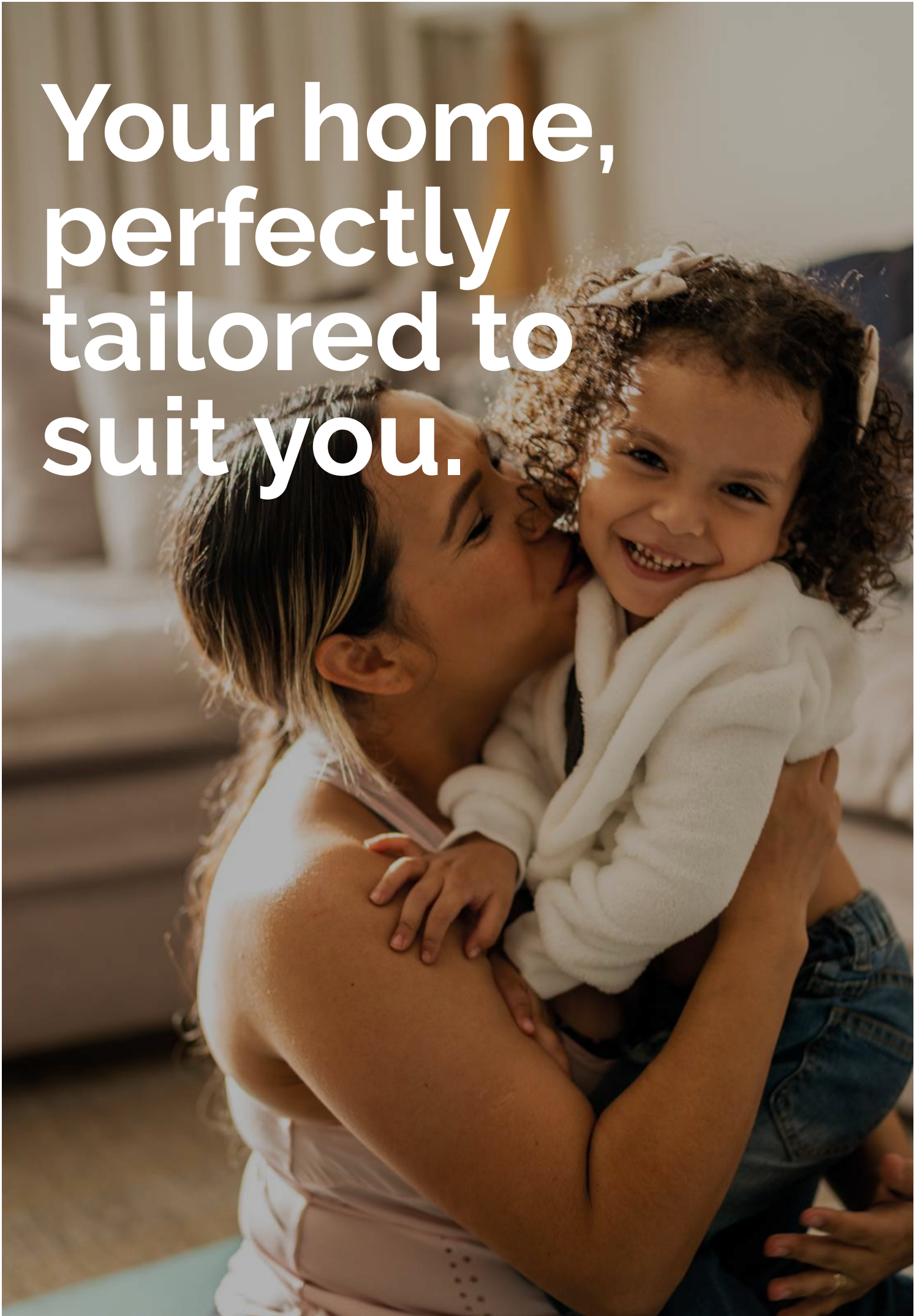








**Your home,  
perfectly  
tailored to  
suit you.**





At Letham Views, we're building more than just apartments and houses, we're building a place for you to put down roots, where you can express your character and enrich your life.

**Variety and adaptability**

Life is full of changes, and Letham Views is designed to accommodate them. With a range of thoughtfully designed 2 bedroom apartments and 3, 4, 5 & 6 bedroom houses, you'll have plenty of choice. The layouts within each of these homes have been designed to meet the changing needs of homeowners, resulting in elegant, spacious and functional space. Whether you're upsizing, downsizing or simply seeking a change of scenery, you'll find the perfect fit here.

**Carefully crafted**

With open-concept living areas, spacious bedrooms and well-appointed kitchens, all homes are designed to maximise space and natural light, providing an inviting atmosphere for family and visitors alike. Our commitment to quality is evident in every aspect of our construction, ensuring durability and timeless appeal.

**Practicality and green thinking**

Stylish and energy-efficient interiors make each house not just a home, but a statement of modern living. Each property is insulated and fitted with solar PV roof panels, along with double-glazed windows. What's more, all properties have a 10 Year NHBC warranty too, allowing you to buy with confidence knowing the construction quality has been recognised by an official body.

# Site Plan

## HOUSE TYPES

### APARTMENT BUILDINGS

Featuring 2 Bed apartments:  
Adam | Baird | Carlyle

### 3 BED HOMES

- Berwick
- Burford
- Culross
- Cairnhill

### 4 BED HOMES

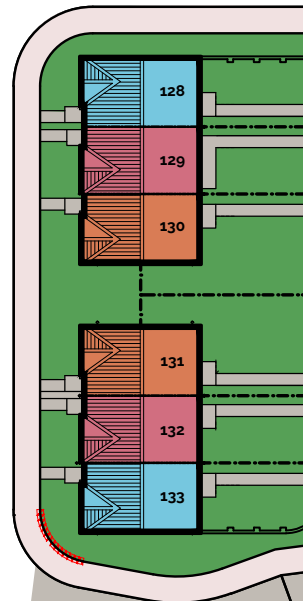
- Elland
- Hatton

### 5 BED HOMES

- Kendal
- Nairn
- Kingsley
- Leven

### 6 BED HOMES

- Mellor

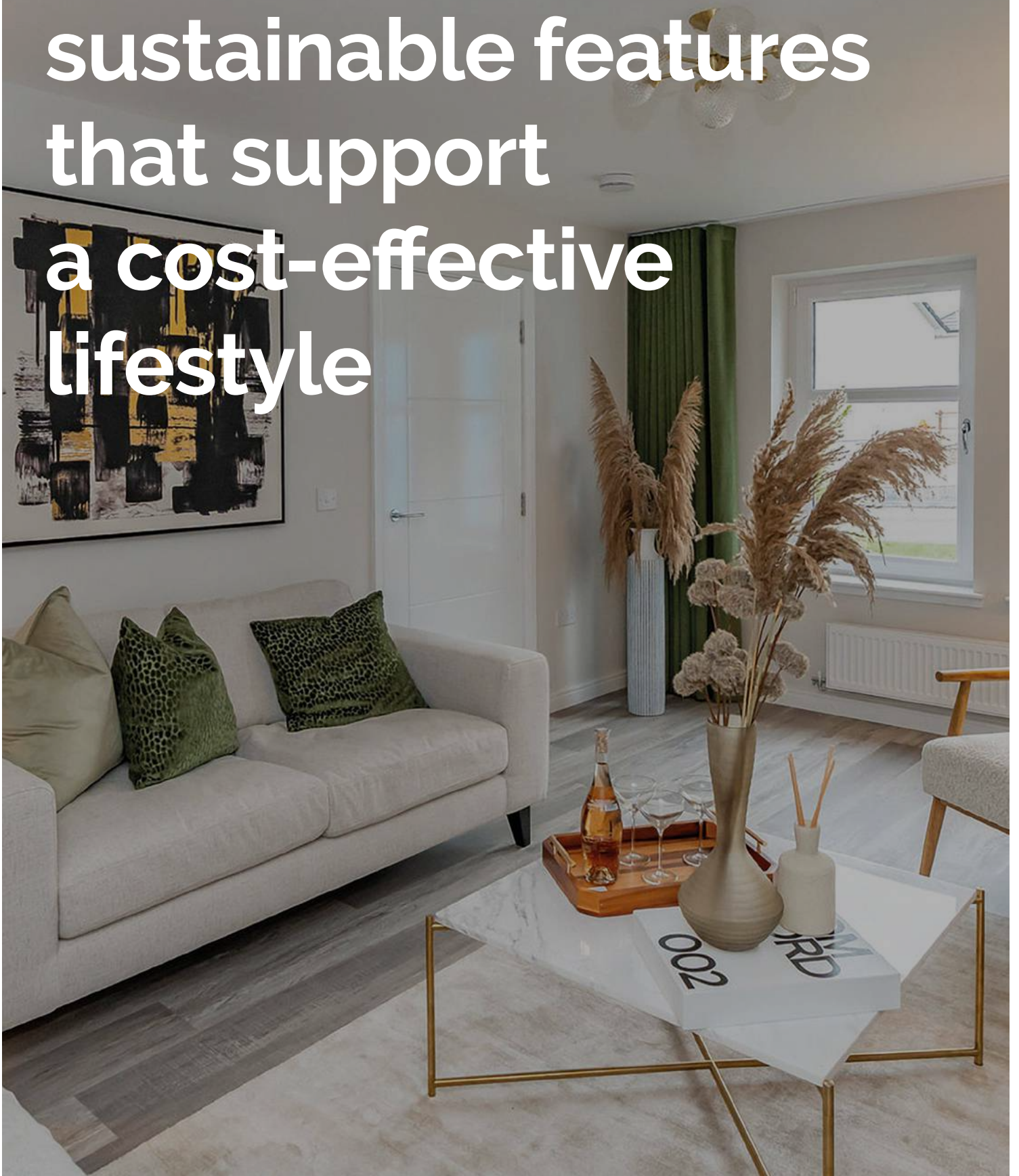






Computer generated images. Individual features and elevational treatments may vary. Please ask the Sales Negotiator for details of your chosen plot.  
The site map has been prepared with care and is correct at time of printing, however these details may be subject to change and subsequently do not form part of any contract.

Every home comes  
equipped with  
sustainable features  
that support  
a cost-effective  
lifestyle





# Here's a quick overview of the specification at Letham Views

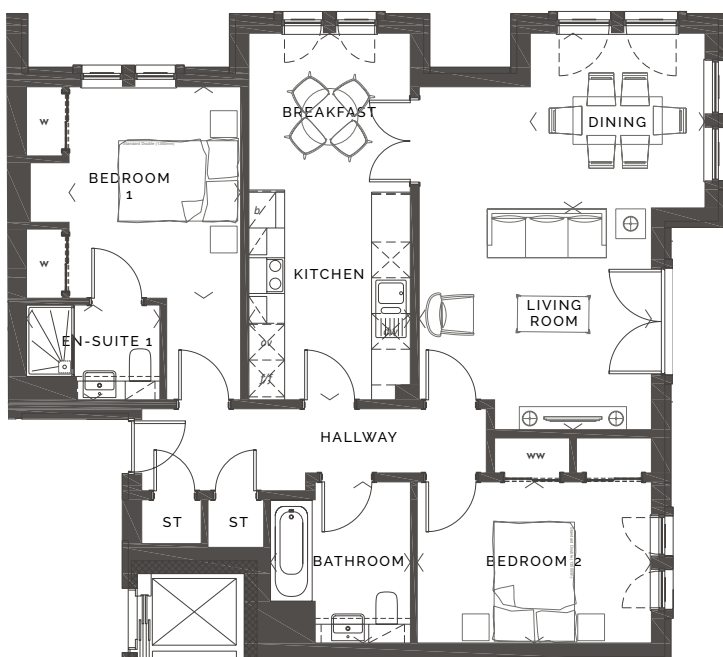
	Baird	Carlyle	Adam	Berwick MT	Berwick ET	Burford	Cairnhill	Culross	Eland	Hatton	Kendal	Kingsley	Leven	Mellor	Nairn
Gas combi condensing boiler with thermostatic radiator valves to most radiators	●	●	●	●	●	●	●								
Gas condensing boiler with thermostatic radiator valves to most radiators								●	●	●	●	●	●	●	●
Pressurised hot water cylinder								●	●	●	●	●	●	●	●
In roof solar PV panels	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
High performance external doors	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Upvc outward opening french doors to rear garden				●		●	●	●	●	●	●	●	●	●	●
Upvc inward opening door(s) to terrace/balcony	●	●	●												
Multi point locking to all external doors	●	●	●	●		●	●	●	●	●	●	●	●	●	●
Double glazed Upvc windows, with child restrictors*	●	●	●	●		●	●	●	●	●	●	●	●	●	●
Luxury fitted kitchen with choice of worktops and doors**	●	●	●	●		●	●	●	●	●	●	●	●	●	●
Chrome under unit worktop lighting to kitchen	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Extractor hood stainless steel chimney	●	●	●	●	●	●	●	●	●	●			●		
Extractor hood stainless steel box hood											●	●		●	
Gas Hob - 4 Burner	●	●	●	●	●	●	●	●	●	●			●		
Gas Hob - 5 Burner (Black)											●	●		●	
Multifunction Single Oven	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Microwave Oven	●	●	●					●	●	●			●		
Combination Microwave Oven											●	●		●	
Fridge/Freezer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Dishwasher	●	●	●					●	●	●	●	●	●	●	●
Washer dryer	●	●	●												
Double socket with USB charging point in the lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Thermostatic chrome bar mixer shower in main bathroom								●	●	●	●	●	●	●	●
Thermostatic chrome bar mixer shower in en suite 1	●	●	●	●		●	●	●	●	●	●	●	●	●	●
Thermostatic chrome bar mixer shower in en suite 2													●		
Vanity unit to bathroom (with storage)	●	●	●								●	●		●	
Vanity unit to en suite (with storage)	●	●	●					●	●	●	●	●	●	●	●
Vitra sanitaryware used throughout	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Sliding wardrobe doors to bedroom 1	●	●	●	●	●	●	●								
Passdoor wardrobe doors to bedroom 1										●					
Passdoor wardrobe door to bedroom 3 & 4													●		
Sliding wardrobe door to other bedrooms*	●	●	●												
Energy efficient lighting	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
TV point to lounge and bedroom 1	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
BT Openreach Superfast Broadband, with CAT 5 cable to lounge	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
White internal doors with chrome ironmongery	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Walls & ceilings painted white	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Smoke, heat and carbon monoxide alarms	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Underfloor wall and roof space insulation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Light and power to the garage								●		●					
Turfed front garden				●	●	●	●	●	●	●	●	●	●	●	●
Pavior driveways						●	●	●	●	●	●	●	●	●	●
10 Year NHBC warranty	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●



## Adam

2 bedroom apartment  
with private balcony  
or terrace

ROOM	M (WxD)	FT (WxD)
Living Room	3.88 x 3.71	12'9" x 12'2"
Dining	2.93 x 2.93	9'7" x 9'7"
Kitchen/Breakfast	2.69 x 6.14	8'10" x 20'2"
Bathroom	2.34 x 2.70	7'8" x 8'10"
Bedroom 1	2.87 x 3.54	9'5" x 11'7"
En-Suite 1	2.23 x 1.58	7'4" 5'2"
Bedroom 2	3.92 x 2.69	12'10" x 8'10"
<b>TOTAL FLOOR AREA</b>	<b>93.36m<sup>2</sup></b>	<b>1005ft<sup>2</sup></b>



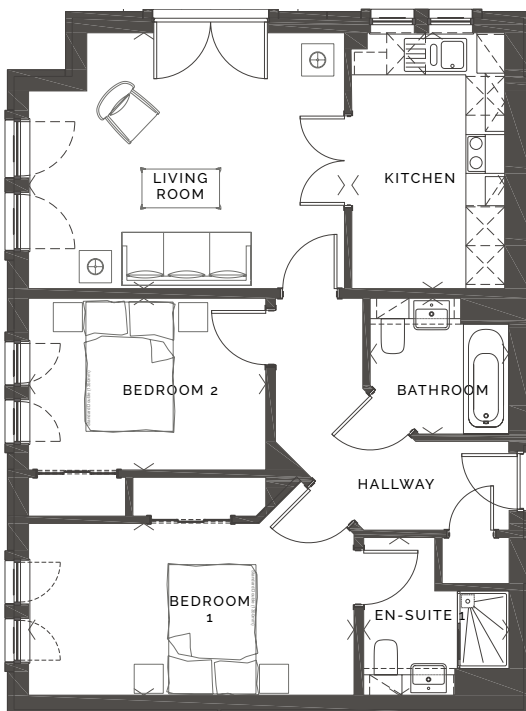




## Baird

2 bedroom apartment  
with private balcony  
or terrace

ROOM	M (WxD)	FT (WxD)
Living Room	4.88 x 3.94	16'0" x 12'11"
Kitchen	2.36 x 3.94	7'8" x 12'11"
Bathroom	2.14 x 2.09	7'0" x 6'10"
Bedroom 1	5.02 x 2.64	16'5" x 8'8"
En-Suite 1	2.24 x 2.43	7'4" x 7'11"
Bedroom 2	3.65 x 2.64	12'0" x 8'8"
<b>TOTAL FLOOR AREA</b>	<b>75.15m<sup>2</sup></b>	<b>809ft<sup>2</sup></b>

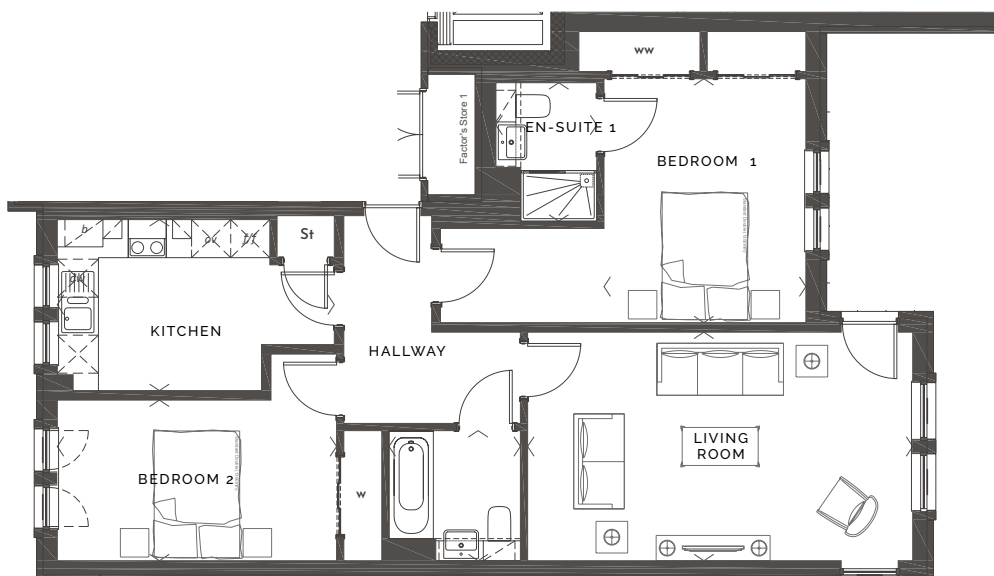




## Carlyle

2 bedroom apartment  
with private balcony  
or terrace

ROOM	M (WxD)	FT (WxD)
Living Room	6.07 x 3.60	19'11" x 11'9"
Kitchen	4.36 x 2.69	14'3" x 8'10"
Bathroom	2.07 x 2.04	6'9" x 6'8"
Bedroom 1	3.18 x 3.84	10'5" x 12'7"
En-Suite 1	2.18 x 1.58	7'1" x 5'2"
Bedroom 2	4.40 x 2.53	14'5" x 8'3"
<b>TOTAL FLOOR AREA</b>	<b>83.61m<sup>2</sup></b>	<b>900ft<sup>2</sup></b>



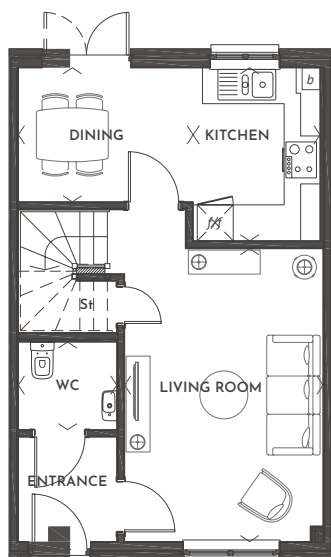




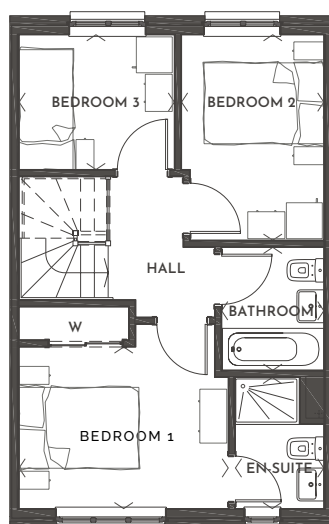
## Berwick

3 bedroom home  
(Semi detached or  
mid terrace)

ROOM	M (WxD)	FT (WxD)
Living Room	3.31 x 4.89	10'10" x 16'1"
Kitchen	2.11 x 2.88	6'11" x 9'6"
Dining Area	2.93 x 2.23	9'8" x 7'4"
Bedroom 1	3.55 x 2.69	11'6" x 8'10"
En-Suite 1	1.47 x 2.18	4'10" x 7'2"
Bedroom 2	2.40 x 3.43	7'10" x 11'3"
Bedroom 3	2.58 x 2.24	8'6" x 7'5"
Bathroom	1.70 x 2.05	5'7" x 6'9"
<b>TOTAL FLOOR AREA</b>	<b>80.54m<sup>2</sup></b>	<b>867m<sup>2</sup></b>



**GROUND FLOOR**



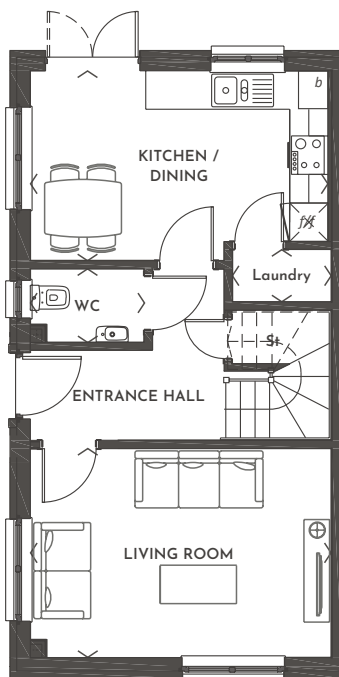
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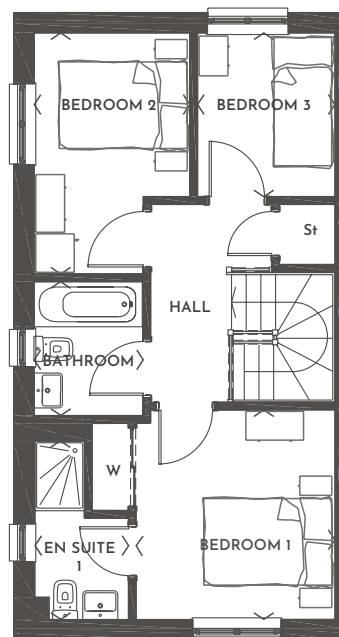
# Burford

3 bedroom  
end terrace home

ROOM	M (WxD)	FT (WxD)
Living Room	4.69 x 3.25	15'5" x 10'8"
Kitchen/Dining	4.64 x 2.96	15'3" x 9'9"
Laundry	1.54 x 0.81	5'1" x 2'8"
Bedroom 1	3.10 x 3.26	10'2" x 10'9"
En-Suite 1	1.46 x 2.78	4'10" x 9'2"
Bedroom 2	2.43 x 3.75	8'0" x 12'4"
Bedroom 3	2.14 x 2.55	7'1" x 8'5"
Bathroom	1.70 x 2.08	5'7" x 6'10"
<b>TOTAL FLOOR AREA</b>	<b>85.93m<sup>2</sup></b>	<b>925ft<sup>2</sup></b>



GROUND FLOOR



FIRST FLOOR

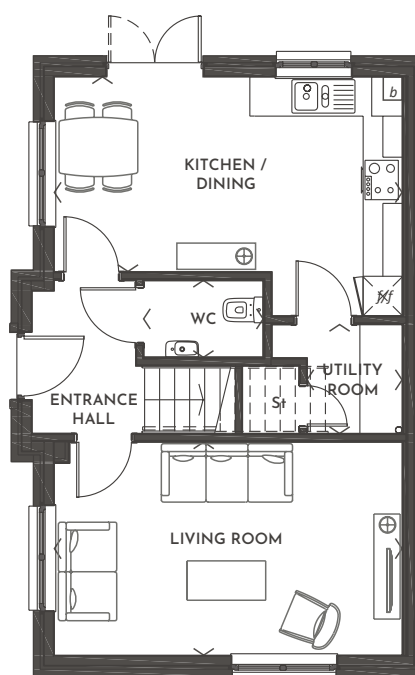




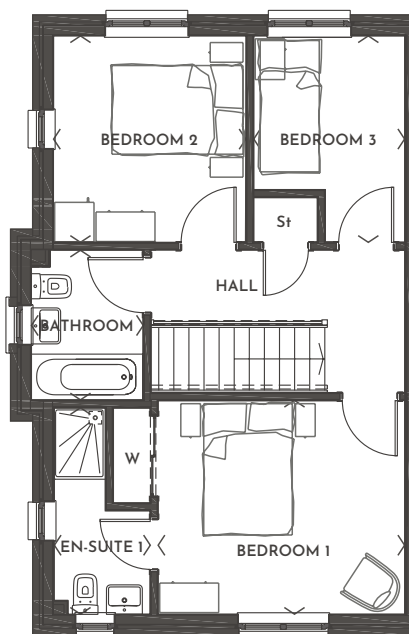
# Culross

3 bedroom  
semi-detached home

ROOM	M (WxD)	FT (WxD)
Living Room	5.30 x 3.24	17'5" x 10'8"
Kitchen/ Dining	5.30 x 2.97	17'5" x 11'11"
Utility Room	1.45 x 1.66	4'9" x 5'5"
Bedroom 1	3.75 x 3.25	12'4" x 10'8"
En-Suite 1	1.47 x 3.14	4'10" x 10'4"
Bedroom 2	2.93 x 3.14	9'4" x 10'4"
Bedroom 3	2.30 x 3.14	7'7" x 10'4"
Bathroom	1.70 x 2.28	5'7" x 7'6"
<b>TOTAL FLOOR AREA</b>	<b>95.78m<sup>2</sup></b>	<b>1031ft<sup>2</sup></b>



**GROUND FLOOR**



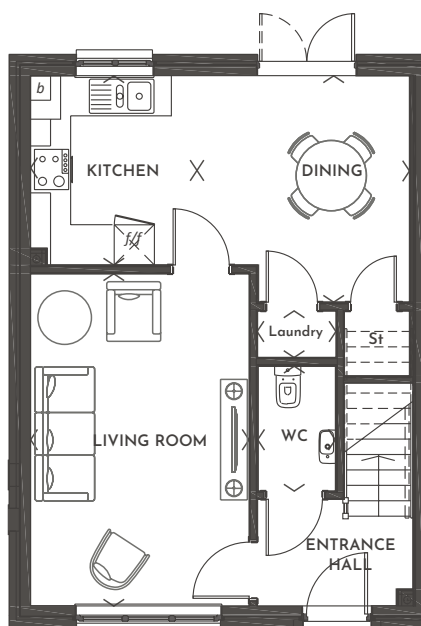
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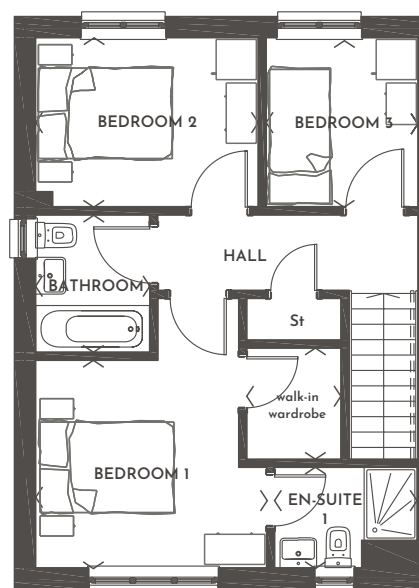
## Cairnhill

3 bedroom end terrace home

ROOM	M (WxD)	FT (WxD)
Living Room	3.26 x 4.95	10'8" x 16'3"
Kitchen	2.48 x 2.82	8'2" x 9'3"
Dining Area	3.17 x 3.37	10'5" x 11'1"
Laundry	1.17 x 0.69	3'10" x 2'3"
Bedroom 1	3.44 x 3.09	11'4" x 10'2"
En-Suite 1	2.12 x 1.50	7'0" x 4'11"
Bedroom 2	1.40 x 1.65	10'11" x 8'4"
Bedroom 3	2.26 x 2.52	7'5" x 8'4"
Bathroom	1.70 x 2.04	5'7" x 6'9"
<b>TOTAL FLOOR AREA</b>	<b>90.30m<sup>2</sup></b>	<b>972ft<sup>2</sup></b>



GROUND FLOOR



FIRST FLOOR

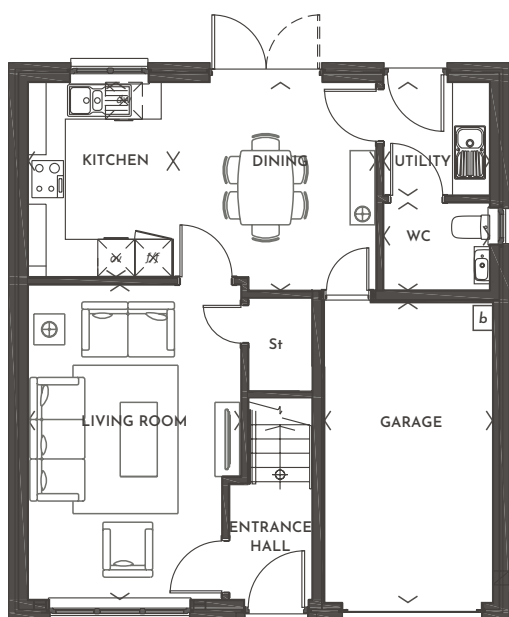




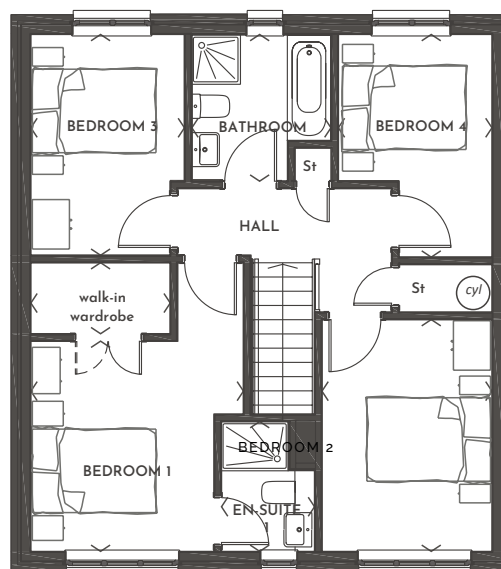
# Elland

4 bedroom detached home with single garage

ROOM	M (WxD)	FT (WxD)
Living Room	3.43 x 5.08	11'3" x 16'8"
Kitchen	2.34 x 3.14	7'8" x 10'4"
Dining Area	3.28 x 3.36	10'9" x 11'0"
Utility	1.71 x 1.82	5'8" x 6'0"
Bedroom 1	3.43 x 3.40	11'3" x 11'2"
En-Suite 1	1.50 x 2.10	4'11" x 6'11"
Bedroom 2	2.75 x 3.75	8'2" x 13'9"
Bedroom 3	2.48 x 3.57	8'2" x 11'9"
Bedroom 4	2.49 x 3.60	9'0" x 10'4"
Bathroom	2.25 x 2.36	7'5" x 7'9"
<b>TOTAL FLOOR AREA</b>	<b>110.36m<sup>2</sup></b>	<b>1188ft<sup>2</sup></b>



**GROUND FLOOR**



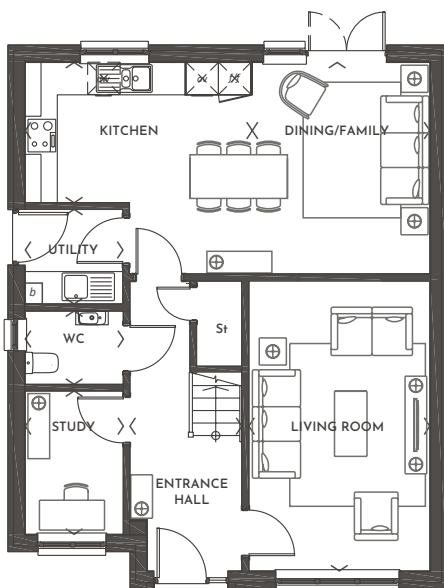
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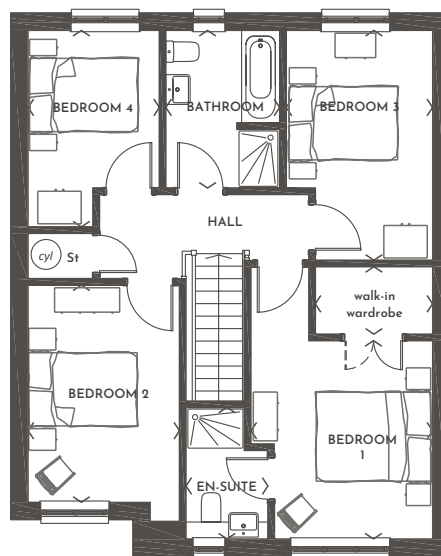
## Hatton

4 bedroom detached home with detached single garage

ROOM	M (WxD)	FT (WxD)
Living Room	3.33 x 5.34	10'11" x 17'6"
Kitchen	4.19 x 2.58	13'3" x 8'6"
Dining/Family Area	3.27 x 3.90	11'3" x 12'10"
Utility	1.80 x 1.74	5'11" x 5'9"
Study	1.81 x 2.64	5'11" x 8'8"
Bedroom 1	3.34 x 3.65	11'0" x 12'0"
En-Suite 1	1.51 x 2.42	4'11" x 7'11"
Bedroom 2	2.79 x 4.00	9'2" x 13'2"
Bedroom 3	2.70 x 4.23	8'10" x 13'11"
Bedroom 4	2.42 x 3.62	7'11" x 11'11"
Bathroom	2.10 x 2.90	6'11" x 9'6"
<b>TOTAL FLOOR AREA</b>	<b>132.57m<sup>2</sup></b>	<b>1427ft<sup>2</sup></b>



GROUND FLOOR



FIRST FLOOR

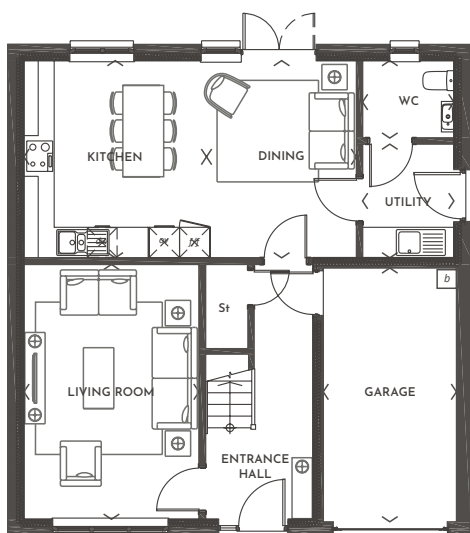




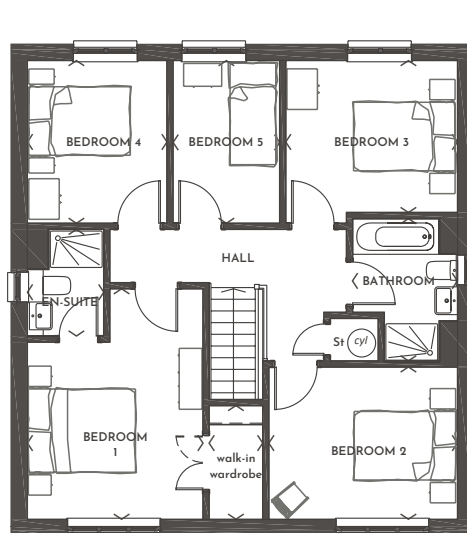
## Kendal

5 bedroom detached home with single garage

ROOM	M (WxD)	FT (WxD)
Living Room	3.45 x 5.02	11'4" x 16'6"
Dining Room/ Family Area	2.95 x 3.88	9'8" x 12'9"
Kitchen	3.59 x 3.88	11'10" x 12'9"
Utility	1.80 x 2.24	5'11" x 7'4"
Bedroom 1	3.46 x 4.54	11'4" x 14'11"
En-Suite 1	1.50 x 2.10	4'11" x 6'11"
Bedroom 2	3.71 x 3.00	12'2" x 9'10"
Bedroom 3	3.38 x 2.99	11'1" x 9'10"
Bedroom 4	2.75 x 3.20	9'0" x 10'6"
Bedroom 5	2.10 x 3.20	6'11" x 10'6"
Bathroom	2.70 x 2.80	6'9" x 9'2"
<b>TOTAL FLOOR AREA</b>	<b>138.70m<sup>2</sup></b>	<b>1493ft<sup>2</sup></b>



GROUND FLOOR



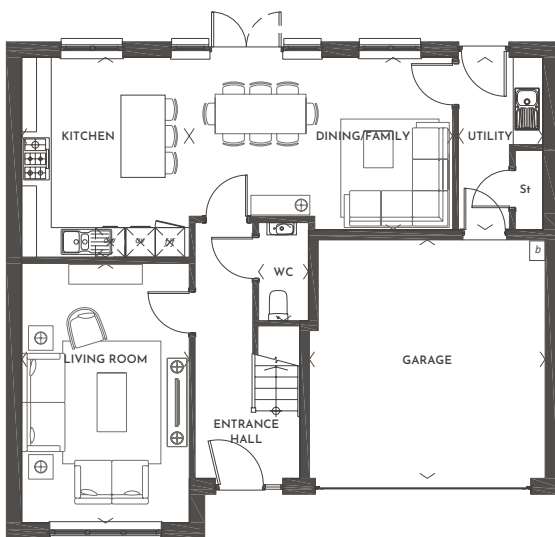
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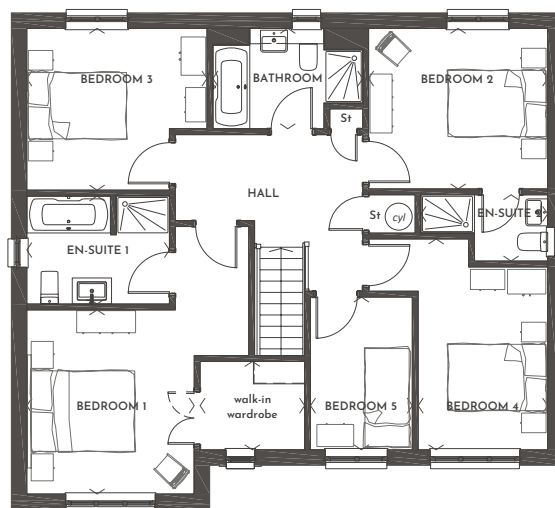
## Nairn

5 bedroom  
detached home with  
double garage

ROOM	M (WxD)	FT (WxD)
Living Room	3.41 x 5.28	11'2" x 17'4"
Kitchen	3.41 x 4.06	11'2" x 13'4"
Dining/Family Area	5.36 x 3.50	17'7" x 11'6"
Utility	1.71 x 3.50	5'8" x 11'6"
Bedroom 1	3.41 x 3.75	11'2" x 12'4"
En-Suite 1	2.90 x 2.20	9'6" x 7'3"
Bedroom 2	3.64 x 3.27	12'0" x 10'9"
En-suite 2	2.58 x 1.35	8'6" x 4'5"
Bedroom 3	3.67 x 3.29	12'0" x 10'10"
Bedroom 4	2.63 x 4.29	8'8" x 14'1"
Bedroom 5	2.07 x 3.11	6'10" x 10'2"
Bathroom	3.05 x 2.04	10'0" x 6'9"
<b>TOTAL FLOOR AREA</b>	<b>163.41m<sup>2</sup></b>	<b>1759ft<sup>2</sup></b>



GROUND FLOOR



FIRST FLOOR

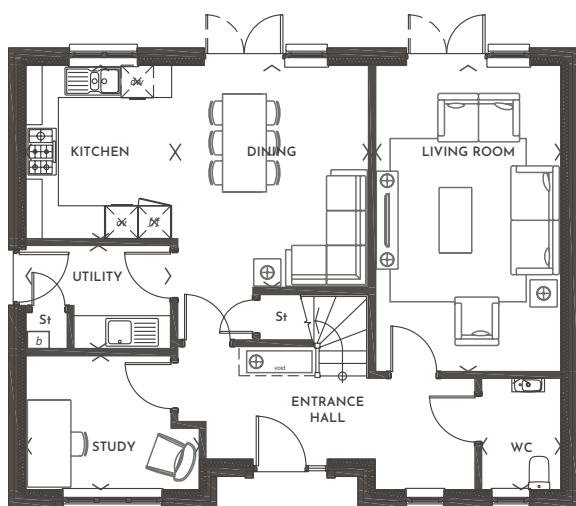




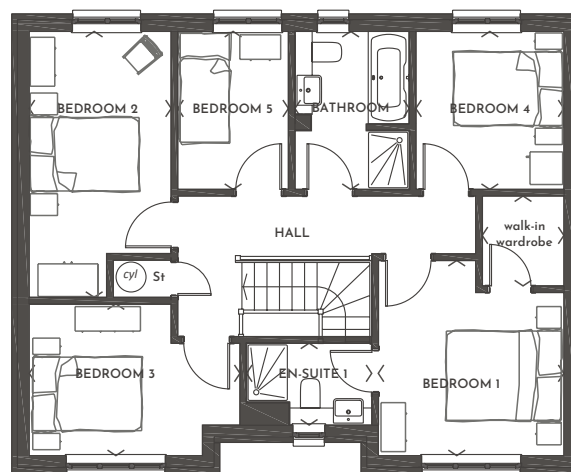
# Kingsley

5 bedroom detached home with detached double garage

ROOM	M (WxD)	FT (WxD)
Living Room	3.40 x 5.62	11'2" x 18'6"
Kitchen	2.74 x 3.11	9'0" x 10'5"
Family/Dining Area	3.55 x 4.08	11'8" x 13'5"
Study	3.18 x 2.46	10'5" x 8'1"
Utility	2.65 x 1.89	8'9" x 6'3"
Bedroom 1	3.41 x 3.58	11'2" x 11'9"
En-Suite 1	2.30 x 1.50	7'7" x 4'11"
Bedroom 2	2.60 x 4.88	8'7" x 16'0"
Bedroom 3	3.87 x 2.79	12'8" x 9'2"
Bedroom 4	2.72 x 2.90	8'11" x 9'6"
Bedroom 5	2.03 x 2.90	6'8" x 9'6"
Bathroom	2.10 x 2.90	6'11" x 9'6"
<b>TOTAL FLOOR AREA</b>	<b>149.48m<sup>2</sup></b>	<b>1609ft<sup>2</sup></b>



**GROUND FLOOR**



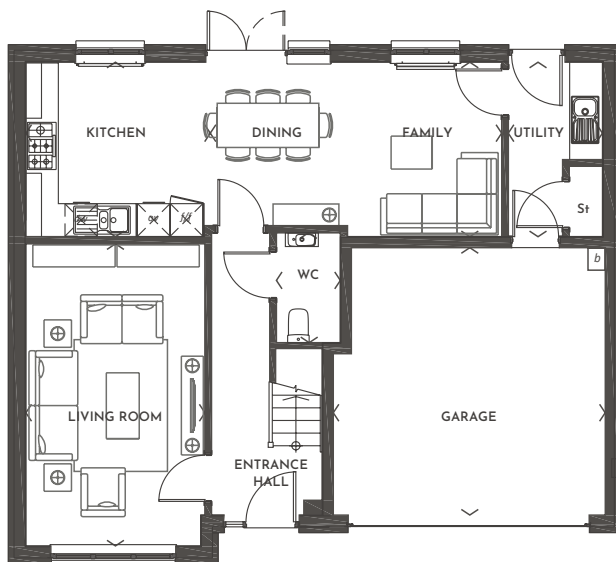
**FIRST FLOOR**



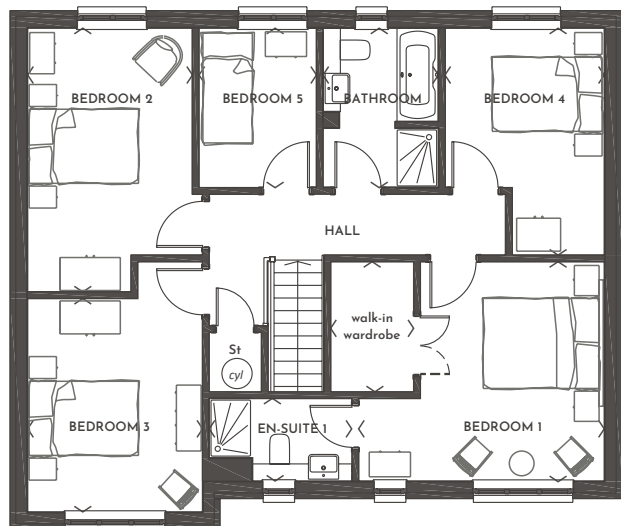
## Leven

5 bedroom  
detached home with  
double garage

ROOM	MM (WxD)	FT (WxD)
Living Room	3.26 x 5.50	10'8" x 18'1"
Kitchen	3.23 x 3.17	10'7" x 10'5"
Family/Dining Area	5.42 x 3.17	17'10" x 10'5"
Utility	1.71 x 3.17	5'8" x 10'5"
Bedroom 1	4.47 x 3.99	14'8" x 13'1"
En-Suite 1	2.60 x 1.50	8'6" x 4'11"
Bedroom 2	3.00 x 4.80	9'10" x 15'9"
Bedroom 3	3.18 x 3.88	10'5" x 12'9"
Bedroom 4	2.90 x 4.13	9'6" x 13'7"
Bedroom 5	2.13 x 2.90	7'0" x 9'6"
Bathroom	2.10 x 2.90	6'11" x 9'6"
<b>TOTAL FLOOR AREA</b>	<b>151.43m<sup>2</sup></b>	<b>1630ft<sup>2</sup></b>



GROUND FLOOR



FIRST FLOOR

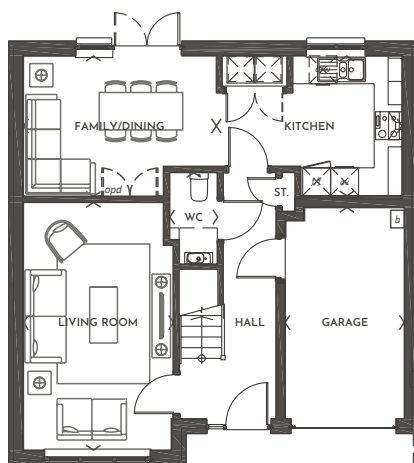




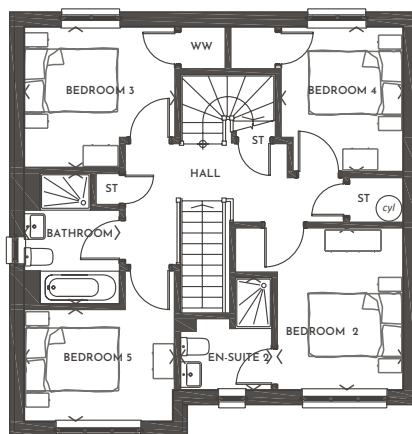
# Mellor

6 bedroom detached home with single garage

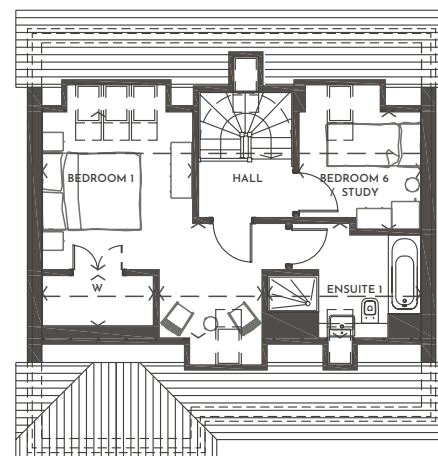
ROOM	MM (WxD)	FT (WxD)
Living Room	327 x 5.32	10'9" x 17'6"
Kitchen	3.99 x 3.01	7'8" x 9'11"
Family/Dining Area	4.15 x 3.01	11'11" x 9'11"
Utility	2.03 x 1.77	6'8" x 5'10"
Bedroom 2	2.70 x 3.48	8'10" x 11'5"
En-Suite 2	1.91 x 2.30	6'3" x 7'11"
Bedroom 3	3.28 x 3.01	10'9" x 9'11"
Bedroom 4	2.57 x 3.06	8'5" x 10'1"
Bedroom 5	2.04 x 2.40	10'9" x 7'11"
Bathroom	2.04 x 2.80	6'9" x 9'2"
Bedroom 1	3.28 x 3.40	10'9" x 11'2"
En-suite 1	3.29 x 2.46	10'10" x 8'1"
Bedroom 6/Study	2.57 x 2.53	8'5" x 8'4"
<b>TOTAL FLOOR AREA</b>	<b>158.02m<sup>2</sup></b>	<b>1701ft<sup>2</sup></b>



GROUND FLOOR



FIRST FLOOR




SECOND FLOOR

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LEITH

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