



McCarthy & Stone

The UK's leading retirement housebuilder



Artist Impression

Retirement Living in the heart of the community
The Hailes, Haddington

**Your dream
apartment built
by an award
winning
developer**

Artist impression



Welcome to The Hailes

We think you'll be amazed by our latest development in Haddington. Our exclusive development of 43 one and two bedroom apartments and 6 two bedroom cottages is set in a great location and has all the amenities you could want close by. What's more, McCarthy & Stone apartments are designed to make it easy for you to live independently with every home comfort.

Designed exclusively for the over 60s, our Retirement Living developments give you the best of both worlds. You have the benefit of owning your own home, free from worries about external maintenance or gardening – and there's support if you need help with anything. With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.





Join 10 years
of happy
homeowners
when you
buy with
McCarthy & Stone



Providing award winning customer service

We're incredibly proud to have been awarded a 5 Star rating in customer satisfaction for ten consecutive years, as voted for by our homeowners via the House Builders Federation (HBF) survey.

We're delighted that so many of our homeowners say they would happily recommend us to their friends and family, we believe this is testimony to the quality and attention to detail that goes into the service we provide, and all our developments.

Since we started in 1977 we've built almost 50,000 apartments, as well as a strong reputation for quality. It's nice to know that we're getting it right, for the people who really matter.



A vibrant
community
in the heart
of Haddington

Hailes Castle



Life in Haddington

Located 20 miles east of Edinburgh in the beautiful county of East Lothian, Haddington is a charming former market town with lots to offer. Once the fourth biggest town in Scotland, Haddington is now a cultural hub steeped in history and definitely worth exploring, with several famous landmarks and other places of interest right on your doorstep.

Homeowners at The Hailes can enjoy access to a wide range of amenities, including a leisure centre, rugby, bowling and golf clubs as well as many shops, cafés and restaurants. In the wider area, East Lothian is home to an abundance of stately homes, museums, galleries and beautiful outdoor spaces so there is something to suit all interests. East Lothian also has a beautiful coastline, dotted with fishing villages and spectacular beaches for lovely walks and fresh air.

Living in this cosy little town will let our Homeowners relax in a rural setting while not being too far away from the city. Haddington has strong transport links into Edinburgh city centre via regular buses, and also to the surrounding towns and area. For those with access to a car, Haddington conveniently sits just off the A1, the longest road in the UK that connects Edinburgh with London, being in perfect position for trips away.

“

What's incredible is that, within a very short time, our good neighbours have become lovely friends.

Mr & Mrs Nerrlie – Homeowners, Aberdeen

”



St Mary's Collegiate Church



The Hailes

■ Main shopping area that includes:
Newsagent, pharmacy, cafés,
restaurants, travel agent,
hairstylist, barber shop,
butcher and florist.

- A Rugby Club
- B Supermarket
- C Library
- D Doctor
- E Optician
- F Bank
- G Bowling Club
- H Swimming Pool/
Leisure Centre
- I Golf Course



Keeping you
close to the
things that
really matter



River Tyne, Haddington



Avenue of Redwoods at Carberry Estate

Our developments take the stress out of being a homeowner

You'll feel at home in your beautiful new apartment in next to no time. It's easy to relax knowing there's a House Manager on hand during the day – a friendly face who'll be around to offer you help and support.

Best of all, you'll have no worries about external maintenance, window cleaning or energy costs for communal areas as we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the beautifully landscaped garden, you can sit back and enjoy it without having to lift a finger.



**Enjoy more time
to socialise with
the people you
care about**



You'll be
surrounded
by the warmth
of friendship



Imagine more time to socialise with new friends and neighbours

Our developments have everything you need to get on with a full and active life. There's a homeowners' lounge and outdoor space, where you can enjoy the company of friends, as well as private car parking on-site#. There's even a guest suite, complete with TV and tea and coffee making facilities, so you can invite your friends and family to come and stay^o.

We also understand the companionship that a pet can bring, so if you're used to having a pet around you're welcome to bring them too*.

“

I love the space that I've got in my new lounge and I've got my own patio if I want to enjoy some fresh air, or I can meet up with my new friends and sit in the residents' rose garden to catch-up on what's going on – it really is such a lovely place to be.

Mrs Hope Weir – Homeowner, Clifton Mews

”



We do everything
we can to help
you keep an
independent
and happy life



Apartments designed to make your life easier

Step inside one of our new apartments and you'll wonder why you didn't move years ago. You'll settle in quickly with your own things around you, and when family and friends visit, there's more than enough room to entertain them. Some apartments have their own balconies or private patios.

Life's little luxuries are waiting for you

In the kitchen, you'll see that we've incorporated a range of high quality appliances,

including waist height oven, ceramic hob and integral fridge/freezer. Everything is laid out to make cooking and cleaning as effortless as possible, and completed with coordinating floor tiles, splashbacks and worktops for a top quality look.

Our luxurious bathrooms are designed to offer both functionality and safety. They all have showers with mixer taps, which turn on and off effortlessly as well as slip resistant flooring.

*Subject to Sky subscription

10 year guarantee

For total peace of mind, every apartment comes with a two year warranty for most aspects of the construction, backed up by an NHBC guarantee which covers major structural defects for a further eight years.



All in place

With double glazing, insulation and electric heating throughout, your apartment is designed to be incredibly energy efficient, allowing you to keep warm whilst keeping your heating bills low. We've also ensured that telephone, TV and Sky* connection points are fitted ready for you from the day you move in.

Safe and secure

Peace of mind also comes from a door entry system linked to your TV, so you can see who's there before letting anyone in, an intruder alarm and a 24 hour emergency call system, giving assistance whenever you need it. If you spend a lot of time travelling or visiting family, a McCarthy & Stone apartment also lets you 'lock up and leave' so you can go away in the knowledge that everything is safe and secure.

Put your own stamp on your apartment

Throughout the apartment, everything is kept light and neutral, so whatever your taste in furniture and furnishings, everything is sure to coordinate beautifully. You'll have plenty of scope to make your apartment your own and incorporate your own personal touches.



**Our stunning
apartments are
built to high
standards**

“

There's a lovely social buzz at the development and there are regular events that we've enjoyed getting involved with, including the weekly coffee morning which is a lovely opportunity to catch up with everyone.

Mr Aitken – Homeowner, St. Andrews

”

**With everything
designed around
you, experience
a new level
of comfort**



The development at a glance

Services

- House Manager who is a friendly face and can provide help and support when it's needed during the day
- 24 hour emergency call system should you need assistance day and night

Development

- Homeowners' lounge where you can meet up with neighbours or make new friends
- Landscaped garden for you to enjoy without having to lift a finger
- Guest suite perfect for when friends and family come to visit[◇]
- Lift to all floors making it easy to get around
- Car parking available on-site for permit holders^{#◇}

[◇]Extra charge applies [#]Subject to availability

The apartments at a glance

General

- NHBC 10 year guarantee allows you to buy with confidence
- Double glazing to keep you warm and ensure your bills stay low
- Walk in wardrobe in selected apartments so it's easy to keep everything organised and within reach
- Balcony or patio with selected apartments, letting you enjoy your own outside space
- Lever taps, which turn on and off easily
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room*

Kitchen

- Fitted kitchen with integrated fridge/freezer, oven and ceramic hob, laid out to make cooking easier
- Cooker hood to help keep your apartment fresh
- Stainless steel sink with hardwearing, easy to clean surface

*Subject to Sky subscription

Shower room

- En-suite shower room in all two bedroom apartments
- Shower fitted and tiled
- Fitted illuminated mirror
- Heated ladder towel rail

Heating and finishes

- Electric heating to keep you warm whilst being clean and economical
- Neutral décor to coordinate with your furnishings
- Oak veneered doors give your interior a quality feel
- Chrome door furniture for a stylish touch

Safety and security

- Door entry system which links to your TV, allowing you to see who's there before opening the door
- Smoke detector and intruder alarm to ensure your personal safety
- Illuminated light switches for bathroom and main bedroom so you can access them easily in the dark



We'll help you make the move

Once you've found the perfect apartment, your move couldn't be in better hands. From then on, you can leave us to plan and organise de-cluttering, packing and unpacking. After all, we have years of experience in helping people move.

There are lots of ways we can make your move as easy as possible. Call us for more information, visit one of our developments to find out more or we'll come to you if that's easier.

Once you see how easy and enjoyable life could be with McCarthy & Stone, we think you'll be convinced it's the right move for you.

To register your interest or find out more about buying a McCarthy & Stone Retirement Living apartment at The Hailes, call us on 0800 201 4106 or visit mccarthyandstone.co.uk/thehailes



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How to find The Hailes

**Mill Wynd
Haddington
EH41 4DB**

From the A1

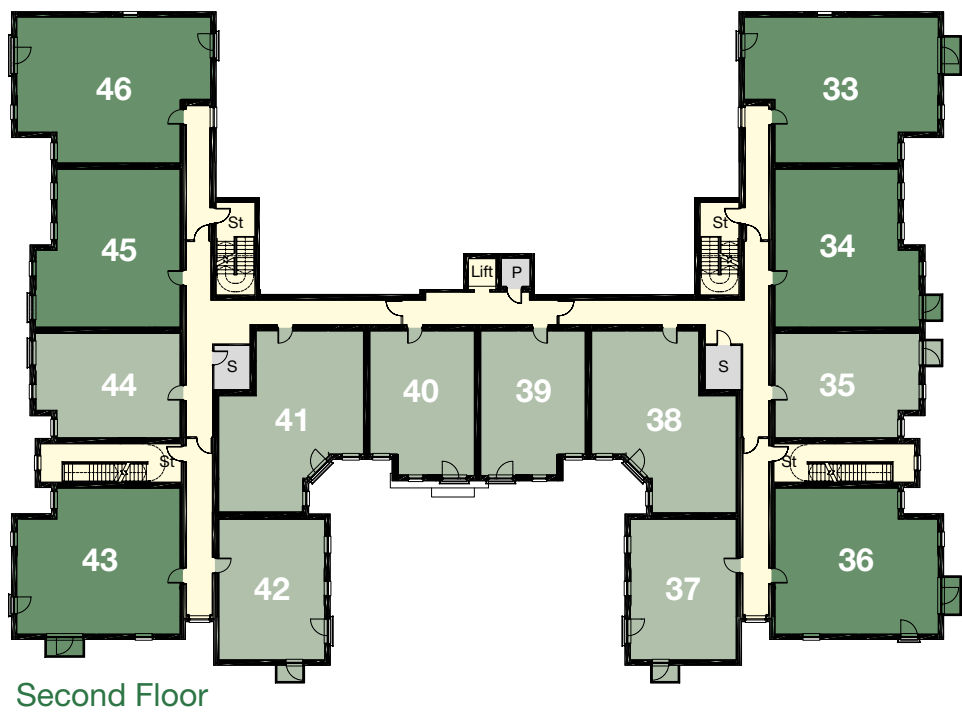
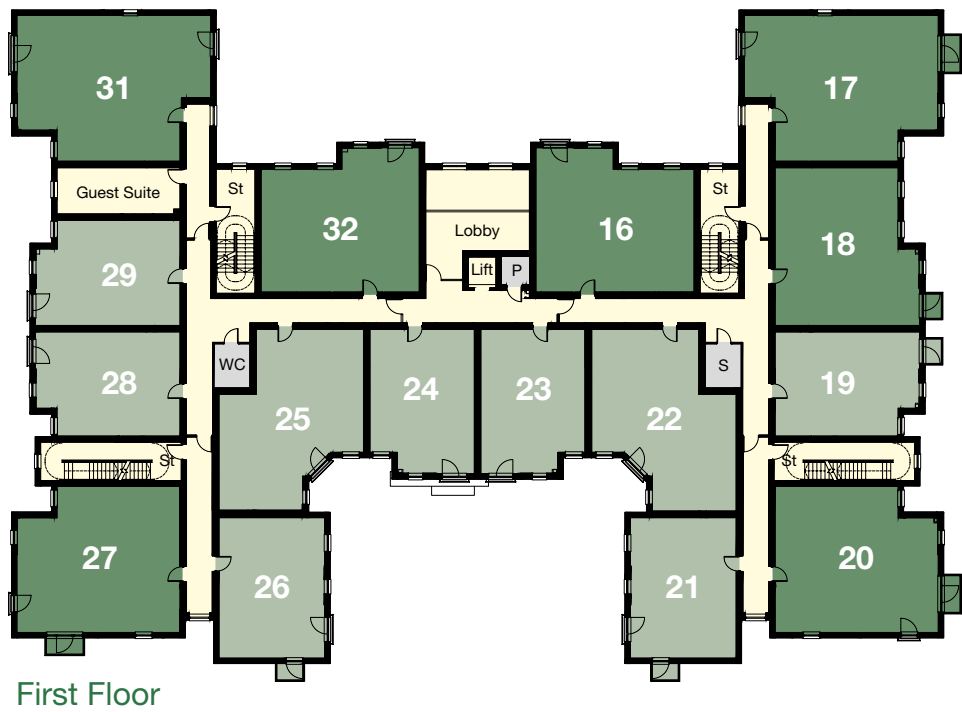
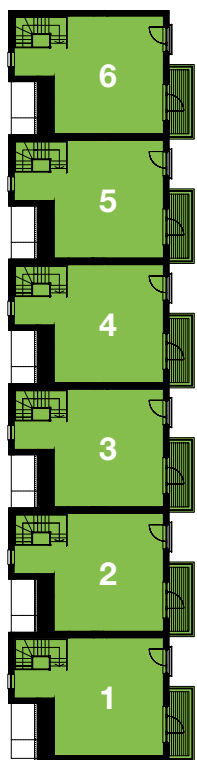
- Take the A199 exit towards A6093/B1343/B1377/A198/Haddington/East Linton/Athelstaneford/Drem/Gullane
- At the roundabout, take the 4th exit
- At the roundabout, take the 1st exit onto Dunbar Rd/A6093
- Turn left onto Sidegate/B6368
- Turn right onto Mill Wynd and The Hailes will be on the left hand side.



Please call us free on **0800 201 4106** and we'll help you find the perfect apartment or visit **mccarthyandstone.co.uk/thehailes**



All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this brochure, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or email us at: comments@mccarthyandstone.co.uk



- 1 bedroom apartment
- 2 bedroom apartment
- 2 bedroom cottages
- Communal areas
- Staff areas
- MSA Mobility Scooter Area
- P Plant Room
- S Store
- K Kitchen
- St Stair

The Hailes

Mill Wynd, Haddington EH41 4DB
Tel: 0800 201 4106 • www.mccarthyandstone.co.uk