



34 BURNS CIRCUS

Haddington, East Lothian, EH41 3DQ



1

Public Room



3

Bedrooms



2

Bathroom



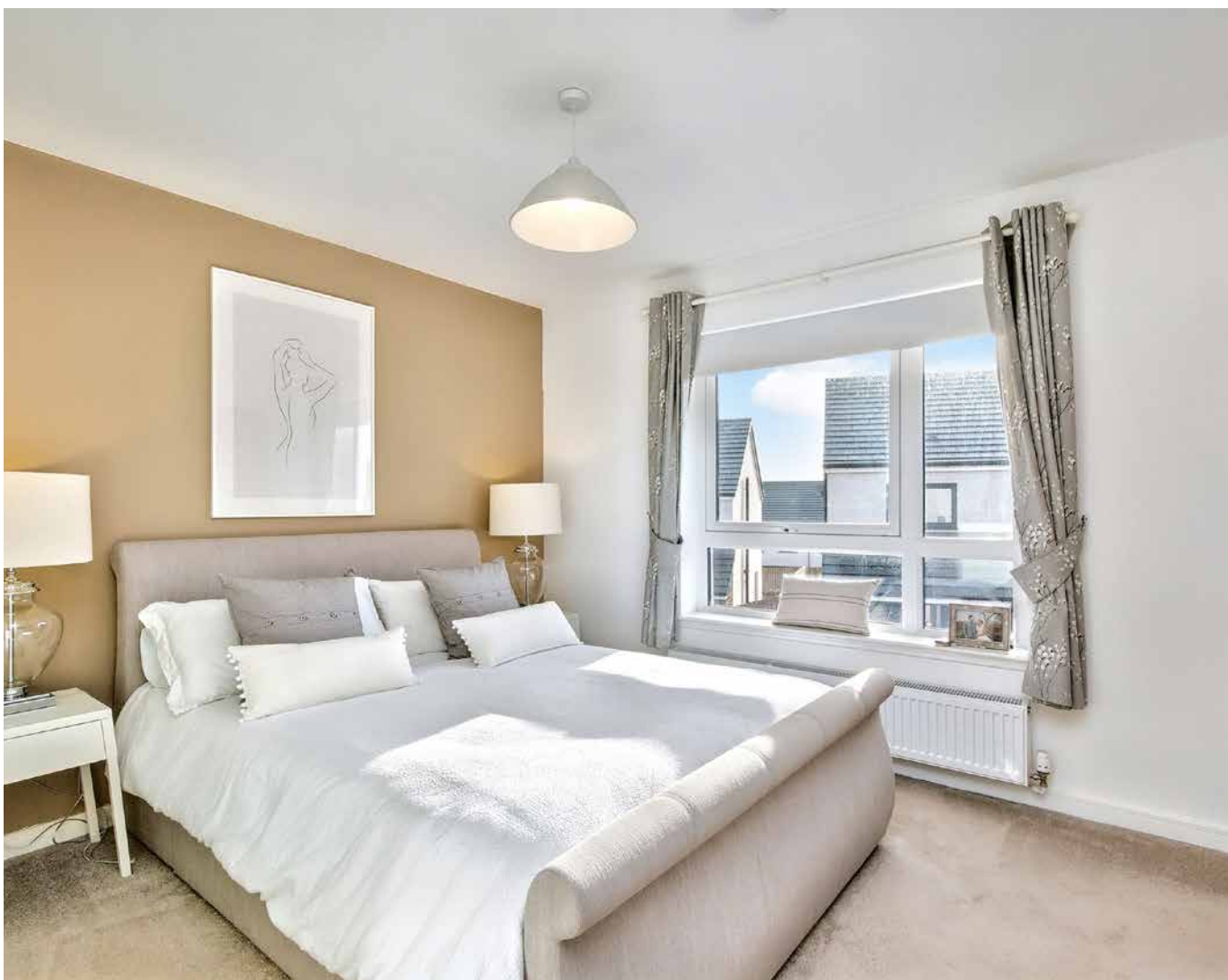
34 BURNS CIRCUS

Introducing a modern three-bedroom detached house which is beautifully presented throughout, enjoying attractive interior design and quality fixtures and fittings. The south-facing home also benefits from three washrooms, generous storage to keep the interiors tidy, and a large dining kitchen that spans the width of the home, opening out onto a family-friendly garden laid with a neat lawn and patio. Private parking is also provided meeting all the needs of modern families.

The property forms part of a sought-after contemporary development located on the rural fringes of Haddington close to open countryside, yet still within easy reach of schools, transport links, and amenities. There is a large supermarket nearby as well, and the bustling High Street can be reached in roughly five minutes by car. It is a fantastic location, offering convenience and easy access to lots of idyllic walks and green spaces.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- A stylish and spacious detached house
- In the market town of Haddington
- Part of a modern development
- Bright hall with storage and a WC
- Dual-aspect living room
- Contemporary dining kitchen
- Naturally-lit landing with storage
- Principal suite with built-in wardrobes
- Two additional bedrooms with wardrobes
- Versatile floored attic with ladder
- Quality en-suite shower room
- Family bathroom with over-bath shower
- Enclosed landscaped rear garden
- Private driveway for off-street parking
- Air source heat pump and double glazing





Extras: integrated appliances (oven, ceramic hob, concealed extractor, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

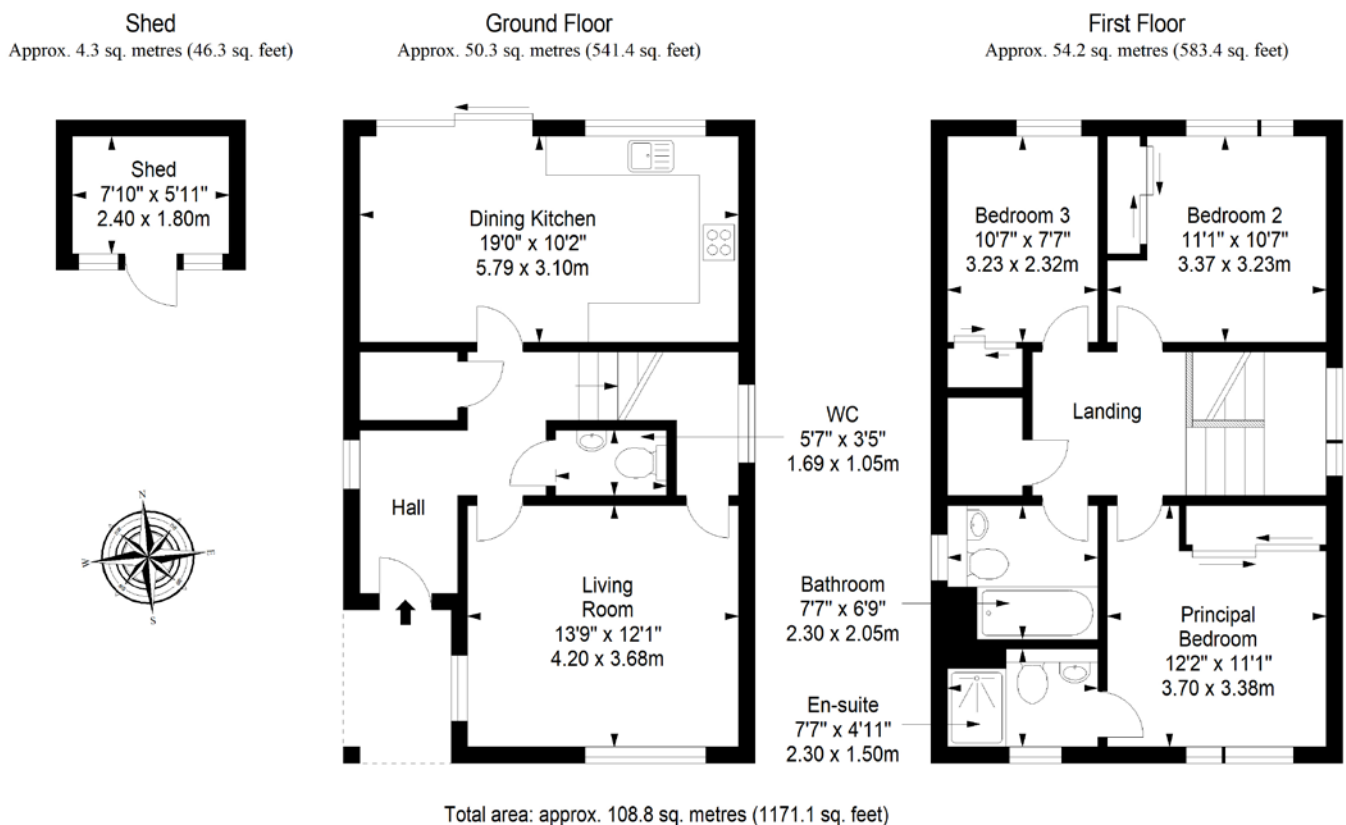
Factoring information: there is a factoring agreement in place with Ross & Liddell and the annual charge is around £200.



HADDINGTON, EAST LoTHIAN

The Royal Burgh of Haddington is a lovely historic market town, with wide streets, period buildings, and an attractive town centre, situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large super markets. With its history deeply rooted in agriculture, the town retains a thriving market spirit and hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town.

East Lothian's state-of-the-art library and museum, the John Gray Centre is also on the High Street, offering interesting exhibitions throughout the year. For the sport and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Haddington offers a range of state and independent schools for early years, primary and secondary education. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.



[@gilsongrayprop](#) [gilson gray property](#) [gilson gray property](#) [@gilsongrayprop](#)



[rightmove](#) [Zoopla.co.uk](#) [PrimeLocation](#) [espc](#)

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.