



GARDEN STIRLING BURNET

**6 TYNE COURT**  
HADDINGTON, EAST LOTHIAN, EH41 4BL







This one-bedroom first-floor flat forms part of a popular development in the market town of Haddington. Enjoying an idyllic riverside setting, it benefits from proximity to the High Street, where excellent amenities and regular transport links await. The home enjoys a neutral palette throughout; plus, it benefits from a well-appointed kitchen and a three-piece shower room. It is ideal for commuting professionals, first-time buyers, couples, and rental investors alike.

The flat is accessed via a secure telephone-entry system and a shared stairwell, the front door opening into a hall with two built-in cupboards. To the right is the living/dining room. Here, a spacious footprint accommodates comfy furnishings, whilst twin windows with southwest-facing aspects ensure a light-filled environment. Easy-to-maintain flooring create an appealing aesthetic that allows new buyers to easily add their own stamp. Next door, the kitchen is fitted with a well-appointed range of base and wall-mounted cabinets and generous worktop space. It provides fantastic storage and comes with an integrated oven, electric hob, and concealed extractor, as well as space for additional freestanding appliances.

## FEATURES

- First-floor flat in riverside setting in Haddington
- Neutral interiors throughout
- Secure telephone-entry system
- Entrance hall with two built-in cupboards
- Southwest-facing living/dining room
- Well-appointed kitchen
- Well-proportioned double bedroom
- Shower room with three-piece suite
- Well-maintained communal courtyard
- Unrestricted on-street parking bays
- Gas central heating and double glazing









The bedroom is a well-proportioned double which is enhanced by the neutral backdrop. It has plenty of floorspace for bedside furniture and it enjoys an airy ambience. On the opposite side of the hall is a shower room, finished with wet walling and a three-piece suite. Comprising, a pedestal washbasin, a toilet, and a step-in shower cubicle. Gas central heating and double-glazed windows are throughout for year-round comfort.

Externally, there is a well-maintained courtyard garden for communal use. In addition, there are unrestricted on-street parking bays for visitors and residents alike.

Extras: all fitted floor coverings, light fittings, and integrated kitchen appliances to be included in the sale. The property shall be sold as seen and no warranties will be provided for any of the appliances.











## HADDINGTON, EAST LoTHIAN

Haddington is a lovely historic market town 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. 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. 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.









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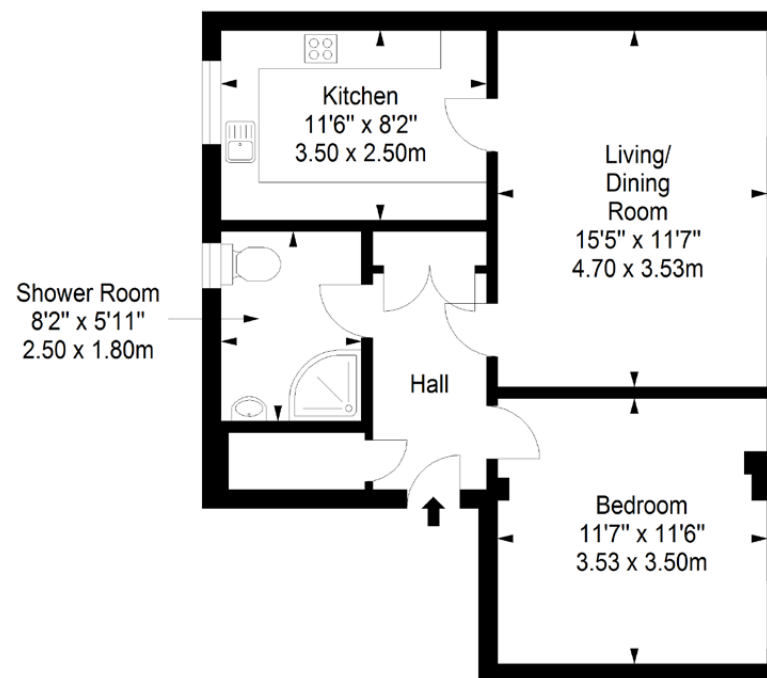
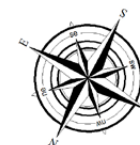
#### HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

**First Floor**  
Approx. 51.6 sq. metres (555.4 sq. feet)



Total area: approx. 41.8 sq. metres (450.0 sq. feet)