



GARDEN STIRLING BURNET

## 9 KIRK BRAE

INNERWICK, DUNBAR, EH42 1SD



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TAX BAND

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## SUMMARY

Located in the picturesque village of Innerwick, this three-bedroom semi-detached bungalow enjoys bright, airy interiors and light-filled accommodation. The home boasts a generous, south-facing living room with a focal fireplace and a dining kitchen with garden views adjoined with a convenient utility room. Further, the residence benefits from a main bedroom with built-in wardrobes. The two remaining bedrooms (one with a fireplace) both enjoy a south-facing aspect and fitted wardrobes. Completing the accommodation is a centrally located wet room. Externally, the bungalow comes with a leafy rear garden, off-street parking, as well as a spacious shed.

Extras: all fitted floor and window coverings, light fixtures and fittings are to be included in the sale.

Please note: some of the images have been virtually staged to show furnished rooms.

## FEATURES

- Attractive semi-detached bungalow
- Scenic semi-rural setting
- Bright, neutral interiors throughout
- Entrance vestibule and hall with storage
- South-facing living room with fireplace
- Dining kitchen with garden views
- Principal bedroom with wardrobes
- Two bedrooms with a southerly-aspect and wardrobes
- Three-piece family bathroom
- Convenient utility room
- Minimalist front garden and thriving rear garden
- Spacious shed for storage
- Off-street parking
- GCH and double glazing









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HOUSE SALES

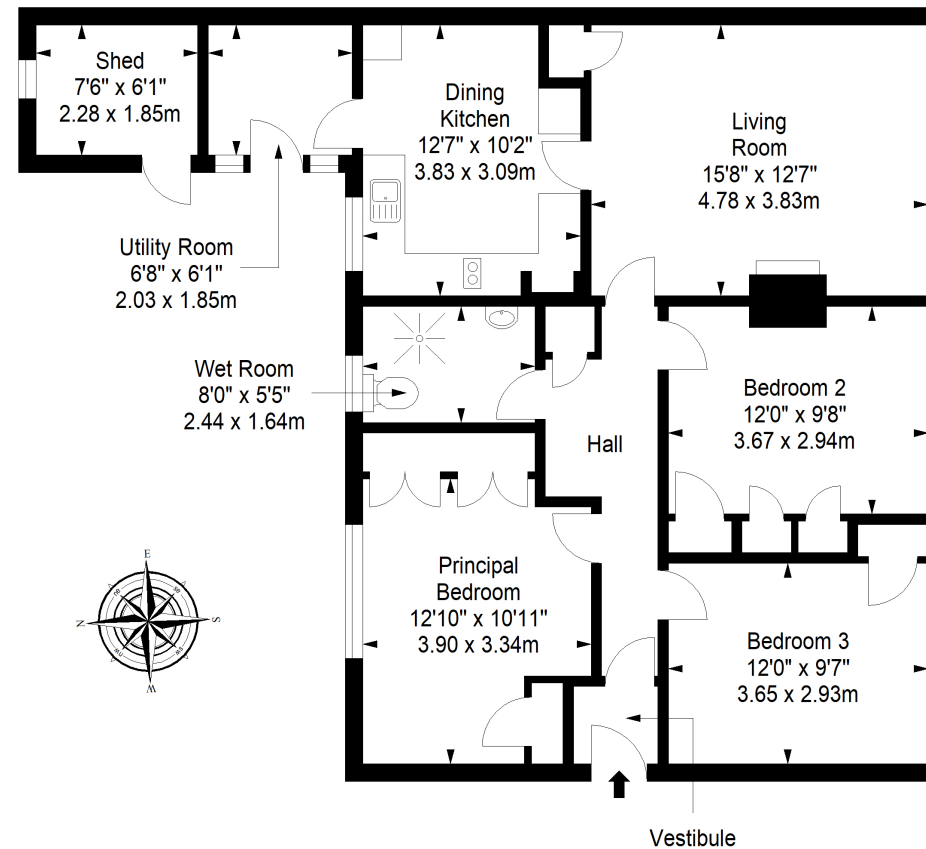
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

Ground Floor

Approx. 93.1 sq. metres (1002.2 sq. feet)



Total area: approx. 93.1 sq. metres (1002.2 sq. feet)