



GARDEN STIRLING BURNET

13 HOPE PARK CRESCENT
HADDINGTON, EAST LoTHIAN, EH41 3AN



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SUMMARY

This end-terrace house is a spacious two-bedroom residence, which is located on a quiet cul-de-sac in popular Haddington. The southeast-facing property features large, light-filled rooms, many of which have wooden floorboards that can be primed or carpeted (upon preference). Flanked by private gardens, it also provides plenty of outdoor space. Whilst the home presents buyers with an exciting opportunity for refurbishment, it allows you to set the style and standards of the interiors to your own tastes. Furthermore, the property offers excellent scope to add significant value – ideal for investors, as well as buyers looking to add their own flair. Please note that some images have been virtually staged and renovated. Extras: to be sold as seen, including light fittings, and an integrated oven and gas hob. Please note, no warranties or guarantees shall be provided for any of the services or appliances included, as these items are in a sold as seen condition.

FEATURES

- A spacious end-terrace house
- Set in the market town of Haddington
- Entrance hall
- Southeast-facing living/dining room
- Spacious and versatile conservatory
- Fitted kitchen with rear garden access
- Naturally-lit landing
- Two double bedrooms with wardrobes
- 3pc bathroom with shower over bath
- Private gardens to the front and rear
- Unrestricted on-street parking
- Gas central heating and double glazing





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

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DX540733 Haddington



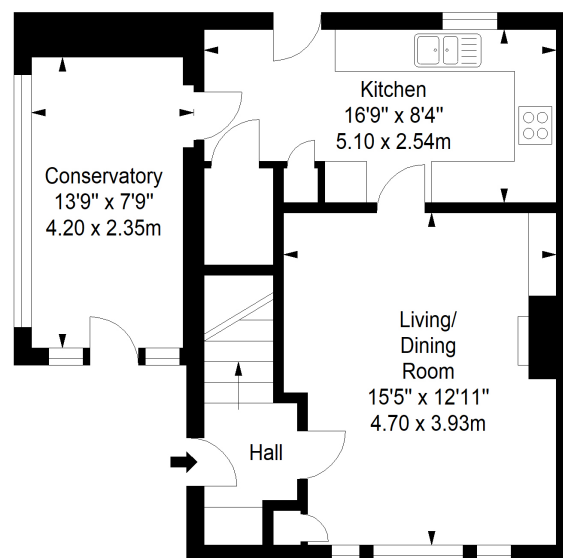
HOUSE SALES

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.

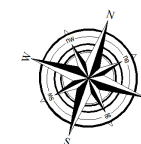
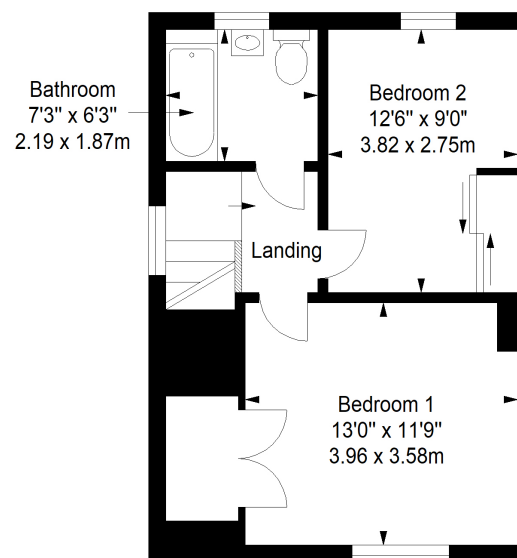
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

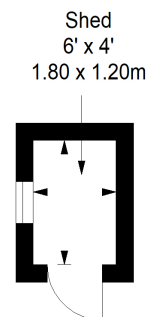
Ground Floor
Approx. 48.5 sq. metres (522.1 sq. feet)



First Floor
Approx. 38.0 sq. metres (409.0 sq. feet)



Shed
Approx. 2.1 sq. metres (22.6 sq. feet)



Total area: approx. 88.6 sq. metres (953.7 sq. feet)