



GARDEN STIRLING BURNET

**15 DOVECOTE WAY**  
HADDINGTON, EAST LoTHIAN, EH41 4QR



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This three-bedroom end-terraced house is located in an attractive modern development on the outskirts of desirable Haddington, just 30 minutes' drive from central Edinburgh. This peaceful setting is close to open countryside, with the town centre easily accessible by car, bus, or brisk walk. Low-maintenance gardens, enclosed at the rear, and private parking add further appeal to the home. Its immaculate interiors feature a subtle neutral finish and are ideal for families. Welcoming you inside is an airy entrance hall with a WC cloakroom and a honey-coloured herringbone floor that flows seamlessly throughout the ground floor. Leading off the hall is a comfortable living room that extends the full depth of the property, flooded with sunny natural light from a wide southwest-facing window. A focal electric wall fire creates cosy warmth on colder evenings. Returning across the hall you reach a sunny and spacious kitchen perfectly designed for daily life and relaxed entertaining. Chic mottled grey cabinetry and an illuminated white countertop are fitted beside a social dining area where French doors open onto the rear garden. The kitchen discreetly integrates an induction hob, an electric oven, a fridge freezer, and a dishwasher, while an adjoining, coordinating utility room houses a freestanding washer/dryer.

## FEATURES

- Peaceful market town location
- End-terraced house with stylish neutral interiors
- Bright entrance hall with WC
- Southwest-facing living room with contemporary wall fire
- Integrated kitchen with bright dining area, garden access, and utility room
- Two double bedrooms with storage
- One single bedroom/home office
- En-suite shower room in principal bedroom
- Family bathroom with shower-over-bath
- Low-maintenance gardens, enclosed to the rear
- Private driveway
- Gas central heating, solar panels, and double-glazing





Upstairs, a central landing (with storage) leads to three plushly carpeted bedrooms – two double rooms featuring fitted wardrobes and a single bedroom currently used as a home office. The principal bedroom further benefits from an en-suite shower room. Completing this level is a family bathroom with a shower-over-bath. The property is kept warm and efficient by gas central heating, solar panels, and full double glazing.

Externally, the front garden is gravelled and dotted with planting, while the garden to the rear provides a secure space for relaxation and recreation. It boasts an easy-upkeep artificial lawn, a secluded seating corner, and a useful shed. Finally, a front driveway provides convenient private parking.

Extras: All fitted floor and window coverings, light fittings, integrated appliances, and the freestanding washing machine are included in the sale.







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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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

