



GARDEN STIRLING BURNET

12 HOSPITAL ROAD
HADDINGTON, EAST LoTHIAN, EH41 3BH



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Introducing a two-bedroom semi-detached house which is brought to market in excellent decorative order, providing buyers with a blank canvas and quality fixtures and fittings. The home further benefits from bright and airy accommodation, as well as a desirable setting in the market town of Haddington. It is positioned by the East Lothian Community Hospital, in easy reach of local amenities, public parks, schools, and transport links.

Stepping into the home, you are warmly greeted by an entrance hall that flows directly into the living room. This inviting reception area offers plenty of space for comfy furnishings and it is brightly illuminated by a large picture window. The room is further enhanced by tasteful interior design, which lovingly combines a neutral backdrop with a bold accent wall and a wood-toned floor. A focal-point fireplace and a shelved recess complete the elegant aesthetic. Next door, the kitchen has a modern design, pairing white cabinets with stone-effect worktops. On-trend splashback tiles add to the attractive look, along with undercabinet lighting by the cooking area. There is room for a breakfast table and it extends outside into the rear garden. It also comes with an integrated oven, gas hob, and extractor hood, as well as space for freestanding appliances.

FEATURES

- Semi-detached house in Haddington
- Convenient location near amenities
- Neutral interiors throughout
- Modern fixtures and fittings
- Welcoming entrance hall
- Elegant living room with a fireplace
- Modern breakfasting kitchen
- Naturally-lit landing
- Two double bedrooms
- Quality bathroom with overhead shower
- Low-maintenance front garden
- Large, fully-enclosed rear garden
- On-street parking in the area
- Gas central heating and double glazing





On the first floor, a naturally-lit landing brings additional light into the home before connecting to the two double bedrooms. Both rooms are neutrally decorated and laid with snug carpets for comfort. The principal bedroom also boasts a jazzy feature wall and a built-in wardrobe, maximising the spacious footprint. A quality bathroom, with an overhead rainfall shower, completes the accommodation. Gas central heating and double glazing ensure year-round comfort.

Outside, the home is flanked between a low-maintenance front garden and a large rear garden, which is fully enclosed and neatly maintained, enjoying a long lawn framed by established plants. On street parking is available in the area as well.

Extras: all fitted floor coverings and integrated kitchen appliances are included in the sale. Window blinds and new freestanding appliances (fridge/freezer, dishwasher, and washing machine) are all available by separate negotiation.







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.





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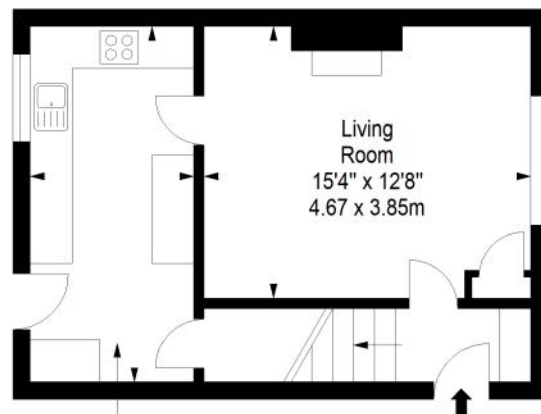
HOUSE SALES

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.

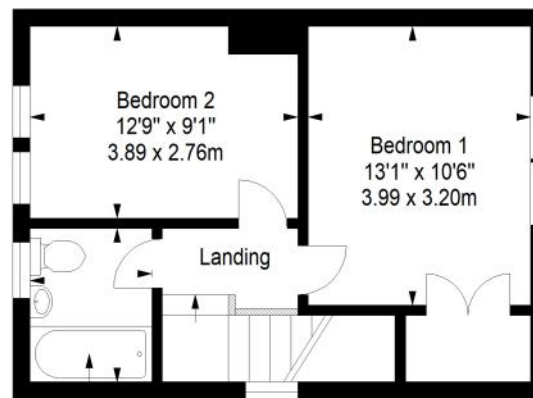
FLOORPLAN

Ground Floor
Approx. 36.7 sq. metres (395.1 sq. feet)



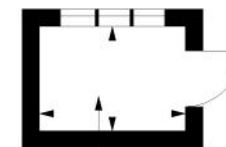
Breakfasting Kitchen
16'9" x 7'9"
5.10 x 2.35m

First Floor
Approx. 36.7 sq. metres (395.1 sq. feet)



Bathroom
7'3" x 5'9"
2.22 x 1.75m

Shed
Approx. 3.1 sq. metres (33.3 sq. feet)



Shed
6'11" x 4'11"
2.10 x 1.50m

Total area: approx. 76.5 sq. metres (823.5 sq. feet)