



GARDEN STIRLING BURNET

68 THE MALTINGS

HADDINGTON, EAST LoTHIAN, EH41 4EF



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Forming part of a sought-after riverside development in Haddington, this duplex apartment is set within a handsome converted building and offers light and airy accommodation arranged over the second and third floors. This includes three bedrooms, an open-plan living/dining room and kitchen, and two bathrooms, all presented with contemporary interiors and stylish décor. Externally, the development is accompanied by charming shared gardens and private residents' parking. A secure shared entrance and stairwell take you to the front door, where you are welcomed by an inviting hallway with built-in storage, setting the tone for the pristine interiors to follow with pared-back neutral décor and plush carpeting. On your left, double doors open into the fabulous open-plan living/dining room and kitchen, where a vaulted ceiling and south-facing windows create a wonderfully light and airy atmosphere. The room is overlooked by the mezzanine-level principal bedroom. The kitchen is well-appointed with modern cabinetry, workspace, and grey metro-tiled splashbacks, with integrated appliances comprising an oven, induction hob, extractor hood, fridge/freezer, dishwasher, and washing machine. There is also a fitted dining table with space for four diners, perfect for sit-down meals and entertaining. The living area offers excellent flexibility for arrangements of lounge furniture.

FEATURES

- Duplex apartment in Haddington
- Part of a sought-after riverside development
- Set within a handsome converted building
- Pristine, contemporary interiors
- Secure shared entrance and stairwell
- Welcoming hallway with built-in storage
- Fabulous open-plan kitchen, living, and dining room
- Principal bedroom with built-in wardrobe and en-suite shower room
- Two further double bedrooms with built-in wardrobes
- Bathroom with shower-over-bath
- Access to charming shared gardens
- Private residents' parking
- Electric heating and double glazing





The apartment's three bedrooms are all good-sized doubles, with two on the lower floor, and the entire upper floor dedicated to the principal suite. The bedrooms all benefit from built-in wardrobes, with the principal further boasting the luxury of a stylish en-suite shower room comprising a large corner enclosure with a rainfall showerhead, a basin set into vanity storage, a WC, and a towel radiator. Finally, a bathroom completes the accommodation on offer and comes replete with a bath with an overhead shower and a glazed screen, a WC-suite, an illuminated mirror, and a towel radiator. Electric heating and double glazing ensure year-round comfort and efficiency.

Externally, the development is set within well-maintained shared gardens, including a charming oriental garden, and is accompanied by private residents' parking.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.







Haddington

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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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

