



GARDEN STIRLING BURNET

1/8 TINDALL CLOSE
HADDINGTON, EAST LoTHIAN, EH41 3FD



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Situated within a modern lift-serviced development in Haddington, this second/top-floor flat is beautifully presented and offers two bedrooms, a large reception room with a private balcony, a generous dining kitchen, and two bathrooms. The development is set within attractively landscaped shared grounds and offers private residents' parking. The flat's front door is approached via a secure shared entrance and stairwell, and you are welcomed inside by a hallway with built-in storage, giving the first glimpse of the immaculate interiors to follow with crisp-white décor and oak-styled flooring. At the end of the hall to the left you step into a generous living room, filled with natural light through a wealth of glazing, including French doors opening onto a private balcony with space for a bistro table and chairs. The living room provides excellent flexibility for a wealth of lounge furniture layouts and is elegantly presented with neutral décor, a chic accent wall, and the same wood-inspired flooring as the hall. From here, double doors open into an adjoining kitchen (which is also accessible from the hall), where provision is made for a seated dining area and contemporary, gloss-white cabinets line two walls of the room, accompanied by spacious wood-styled worktops. A full complement of neatly integrated appliances comprises an oven, a gas hob, an extractor hood, a microwave, a fridge/freezer, a dishwasher, and a washer/dryer.

FEATURES

- Second/top-floor flat in Haddington
- Immaculate, contemporary interiors
- Secure shared entrance, stairwell and lift
- Inviting hall with built-in storage
- Large dual-aspect living room with private balcony
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Separate three-piece bathroom
- Landscaped shared gardens
- Allocated parking space
- Gas central heating and double glazing





The flat's immaculate presentation is continued in its two double bedrooms, both neutrally decorated and carpeted. Both bedrooms are supplemented by double built-in wardrobes with mirrored sliding doors and the principal further benefits from an en-suite shower room. Finally, a bathroom completes the accommodation and comprises a bath with a shower attachment, and a WC-suite set into storage. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the development is set within beautifully landscaped shared gardens and offers private residents' parking with allocated spaces.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Factor: The development is managed by Speirs Gumley for an approximate monthly fee of £80.







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 supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It 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 and offers interesting exhibitions throughout the year. For the sports 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

