



GARDEN STIRLING BURNET

4 STATION AVENUE
HADDINGTON, EAST LoTHIAN, EH41 4EG



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Welcome to a stylish three-bedroom detached house nestled at the end of a peaceful cul-de-sac in the market town of Haddington. Offering bright and spacious rooms, this beautiful property is finished to a high standard with contemporary interior design throughout. It boasts a large reception area, a breakfasting kitchen, and a quality bathroom and WC. It also features secure private parking and carefully maintained gardens, all set on a generous plot offering excellent opportunities for expansion. Stepping inside, a bright porch welcomes you, providing a convenient WC before leading right into a reception hall with built-in storage. Thanks to the sumptuous décor, it is immediately apparent this home is an exceptional residence. Flowing through to the living/dining room reinforces the initial promise. Here, a wood-style floor is paired with on-trend neutral tones and tasteful accent walls – a sophisticated aesthetic. The room spans the entire depth of the property too, offering expansive floorspace which is bathed in natural light from triple-aspect glazing (including patio doors to the rear garden). Accessed from the hall or the living area, the breakfasting kitchen has generous cabinet storage and workspace. It enjoys a popular design too, and space for a table and chairs for casual meals. It also comes with a selection of appliances.

FEATURES

- A bright and spacious detached house in Haddington
- Peaceful cul-de-sac setting
- Contemporary interior design
- Welcoming entrance porch with a WC
- Reception hall with built-in storage
- Triple-aspect living and dining room
- Well-appointed breakfasting kitchen
- Two double bedrooms with built-in wardrobes
- One versatile double bedroom/nursery/office
- 3pc bathroom with an overhead shower
- Mature front garden with an external store
- Southwest-facing landscaped rear garden
- A private garage for secure parking
- Gas central heating and double glazing





Upstairs, the three double bedrooms all continue the sharp eye for detail, accessed via a spacious landing with room for a desk. Each room is thoughtfully styled and laid with soft carpet for underfoot comfort. The dual-aspect principal bedroom and the second bedroom are both doubles supplemented by built-in wardrobes, whereas the third bedroom is a versatile space currently arranged as a nursery, yet could work equally well as an office. Finishing the accommodation is a three-piece bathroom with an overhead shower, which is attractively presented with stone-effect tiles and olive decoration. Gas central heating and double glazing ensure year-round comfort. Outside, the property has a mature front garden and external store, as well as a landscaped rear garden, which is enclosed and with a suntrap, southwest-facing aspect. Both offer neat lawns and seating areas for relaxing and dining, ensuring plenty of outdoor space for the whole family. A private garage provides secure parking.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a freezer to be included in the sale.







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 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.





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

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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

