



GARDEN STIRLING BURNET

33 ABBOTS VIEW, HADDINGTON
EAST LoTHIAN, EH41 3QH



3



1

EPC
RATING

C

COUNCIL
TAX BAND

C



Enjoying a peaceful setting with idyllic far-reaching views, this three-bedroom mid-terraced house lies within a 25-minute walk of Haddington's historic centre and local schools, with Edinburgh a 40-minute commute away. It is a perfect family home, boasting a convivial arrangement of ground-floor living spaces, securely enclosed gardens with a sunny rear aspect, and conveniently unrestricted parking along Abbots View.

A bright entrance hall (with a wood-style floor and useful storage) flows into the kitchen, which is also accessible from the front garden. It is tastefully styled with contemporary yet classical wood-toned units paired with ample workspace, a breakfast seating bar, easy-clean flooring, and an integrated double oven and five-burner gas hob with a hood. Additionally, the space features an under-counter dishwasher and washing machine, as well as an upright fridge freezer, creating an exceptionally well-equipped area. The kitchen conveniently connects to an open-plan living and dining room, decorated in understated neutral and wood tones and bathed in afternoon sunlight. The sitting area opens onto the rear garden, whilst the dining space (with storage) extends into an equally sunny, multi-use conservatory, attractively presented with pastel-blue décor and a wood-style floor.

FEATURES

- Peaceful setting with idyllic country views
- Mid-terraced house with modern, family-friendly interiors
- Entrance hall with good storage
- Well-equipped breakfasting kitchen with garden and dining room access
- Sunny, open-plan living/dining room with garden access
- Versatile southwest-facing conservatory linked to the dining room
- Three spacious bedrooms with storage
- Stylish shower room
- Easy-upkeep enclosed gardens with external storage and a sunny rear aspect
- Unrestricted on-street parking
- Gas central heating and double-glazing





Upstairs, off an airy landing, are three well-presented bedrooms – two doubles and a single – all benefiting from fitted wardrobes and individual styling. The bedrooms to the rear, including the principal, also enjoy views across unspoilt countryside. Finally, mid-level in the home is a bright, stylishly tiled shower room. The property is kept warm and efficient by gas central heating and full double glazing.

Outside, the enclosed, easy-upkeep gardens feature attached storage to the front and, to the southwest-facing rear, offer a delightful sunny space for family recreation and summer barbecues, with an artificial lawn and dining terrace, as well as a handy shed and rear gate. For convenient parking, ample unrestricted spaces are available on the street.

Extras: The sale includes all fitted flooring and window coverings, light fixtures, and appliances. Some furniture may be included or available by separate negotiation.







Haddington, East Lothian

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. The town offers a wealth of amenities and state-of-the-art facilities on its vibrant High Street. Large supermarkets and various independent retailers are all on offer. There is an excellent selection of coffee houses, cafés, eateries, restaurants, and pubs. Haddington also offers a range of boutique shops, art galleries (including the famous Peter Potter Gallery), hardware shops, charity shops, and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre, is on the High Street. Haddington offers good state schools at both primary and secondary levels, as well as a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sport Centre (with 2 swimming pools and various fitness classes), and, for walkers, strolls along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick, or further afield.





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

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

DX540733 Haddington

espc

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

