



GARDEN STIRLING BURNET

19 BRIDGE STREET, HADDINGTON
EAST LoTHIAN, EH41 4AU



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This two-bedroom main-door flat occupies the ground floor of a charming heritage property, tucked away in a peaceful area of sought-after Haddington. Just a short stroll from central shops, riverside walks, and open green spaces, the home offers an attractive balance of town convenience and tranquil surroundings. Commuting to Edinburgh is also straightforward, with the A1 close by providing a journey of around 40 minutes. The flat's interior combines contemporary style with classical character, while crisp white décor provides a perfect backdrop for personalisation by the new owner. A further highlight is the convenience of private parking directly outside.

The welcoming entrance hall, tiled for practicality and offering useful storage, flows through to a sun-filled living room. Facing south, this comfortable space is enhanced by honey-toned wood flooring and an electric fan heater set into a red-brick surround, creating a cosy focal point for relaxing evenings. The room connects to a spacious dining area open to the kitchen, forming a perfect layout for daily living and effortless entertaining. Continuing the warm wood flooring, the kitchen features cream Shaker-inspired cabinetry and wood-style worktops for a timeless look.

FEATURES

- Peaceful address in central Haddington
- Moments from shops and green spaces
- Charming contemporary interiors
- Main-door flat in an 18th-century C-listed property
- Welcoming entrance hall with storage
- South-facing living room with an electric fan heater and kitchen access
- Tasteful kitchen with social dining area
- Two spacious double bedrooms (principal with walk-in storage)
- Bright shower room
- Practical utility room
- Private parking for two cars
- Gas central heating and double-glazing





Integrated appliances include an electric oven and hob, a fridge freezer, and a dishwasher, while a freestanding washing machine is neatly concealed in a separate utility room off the hall.

Both double bedrooms are spacious and plushly carpeted for comfort. The principal bedroom further benefits from walk-in storage with wardrobe space and shelving. Finally, a contemporary shower room features a WC suite, a mirrored cabinet, and a deluxe walk-in shower. Gas central heating and double glazing ensure year-round warmth and efficiency.

Externally, there is a private driveway for two cars. Furthermore, escaping into nature is easy, with the banks of the River Tyne and Haddington's surrounding countryside just moments from the front door, with East Lothian's breathtaking coastline a short drive away. Extras: The sale includes all fitted flooring, blinds, and appliances (including a microwave).







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 two 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.







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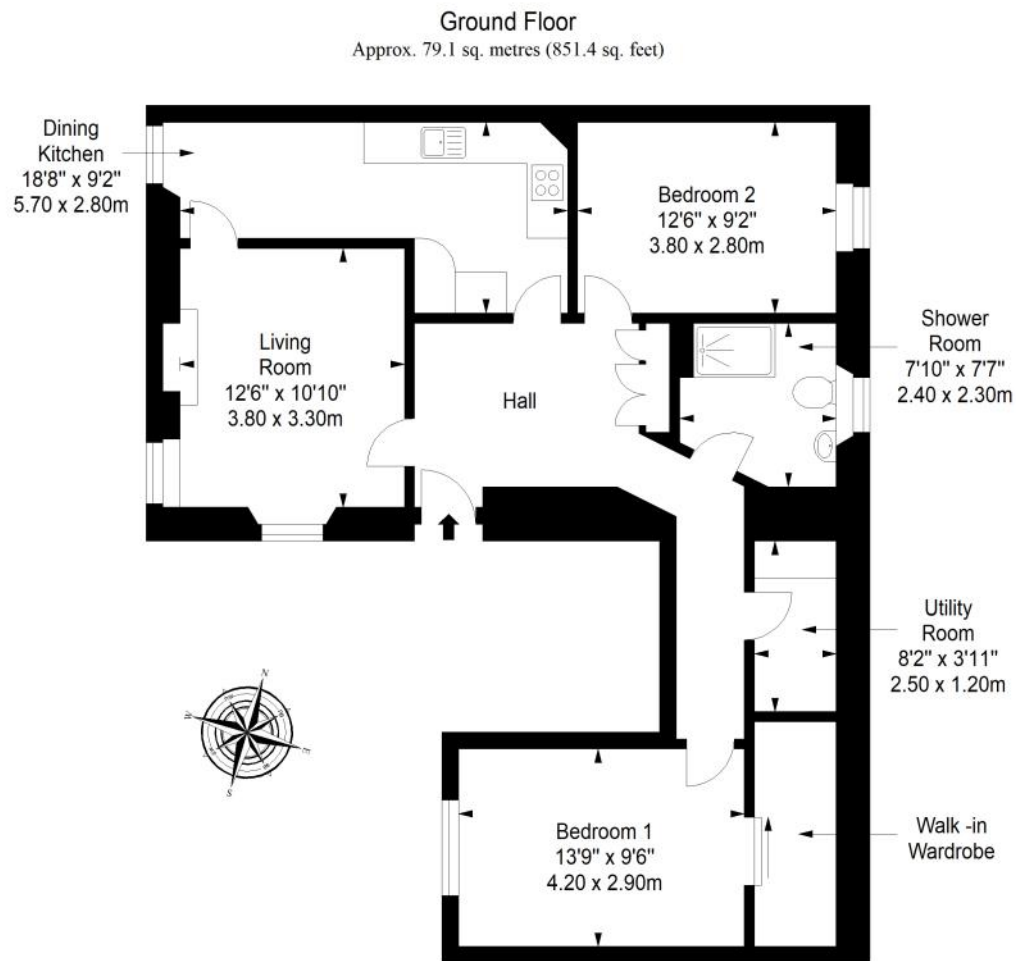


HOUSE SALES

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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



Total area: approx. 79.1 sq. metres (851.4 sq. feet)