

KILGOUR

PROPERTY



22 Burns Circus, Haddington, EH41 3DQ





- Lounge
- Separate Kitchen Diner
- Utility Room
- WC
- 3 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens To Front & Rear
- Double Driveway
- Council Tax – Band F
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

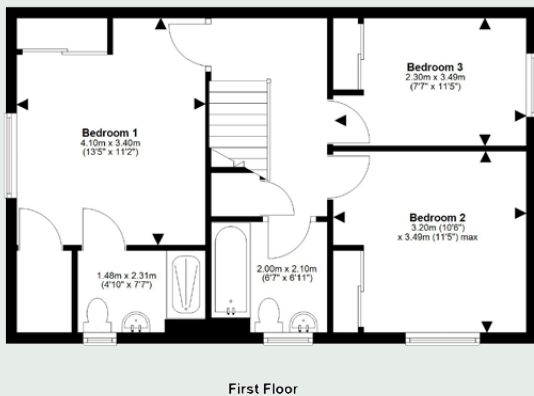
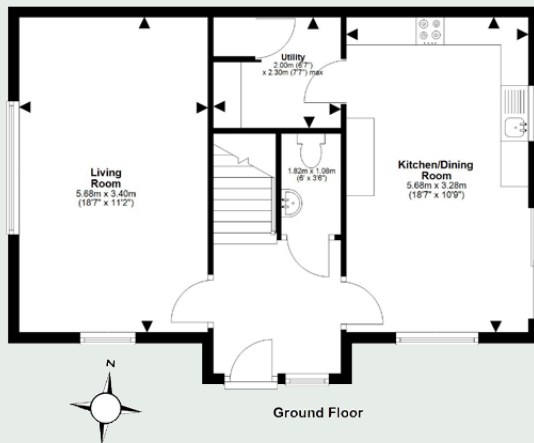
A very well presented and located semi detached villa set in a sought after and popular residential estate that has good day to day amenities close by. There are also good commuting links available with access to the A1 a short distance away.

The property benefits from gas central heating and is double glazed throughout.

Externally there are well maintained gardens to the front and rear as well as a driveway for two cars.

Location

Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of The River Tyne and surrounded by beautiful countryside there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, Gym, sports hall, and health suite. Haddington boasts vibrant bars and restaurants including The Waterside Bistro and The Green. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket. The retail park which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others. Well regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

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EPC BANDF
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COUNCIL TAX BAND

Lounge	18'7 x 11'2	5.68 x 3.40m
Kitchen/Diner	18'7 x 10'9	5.68 x 3.28m
Utility Room	7'7 x 6'7	2.30 x 2.00m
Bedroom 1	13'5 x 11'2	4.10 x 3.40m
Bedroom 2	11'5 x 10'6	3.49 x 3.20m
Bedroom 3	11'5 x 7'7	3.49 x 2.30m
Bathroom	6'11 x 6'7	2.10 x 2.00m







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