

COULTERS[©]

39 BURNS CIRCUS

HADDINGTON, EAST LoTHIAN, EH41 3DQ

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Stunning contemporary light and airy three bedroom semi detached home with quality finishes and an appealing layout. Situated in a sought after modern estate with easy access to amenities, schools and transport links.

The rear garden is fully enclosed and benefits from patio areas to enjoy the sheltered aspect.

There is an allocated parking space and additional visitors spaces.

KEY FEATURES



Stunning contemporary semi detached house



Three bedrooms



Enclosed garden with patio areas



Allocated parking and additional visitors spaces



Sought after residential area



Close to amenities and schools



EPC Rating - C



Council Tax Band - E



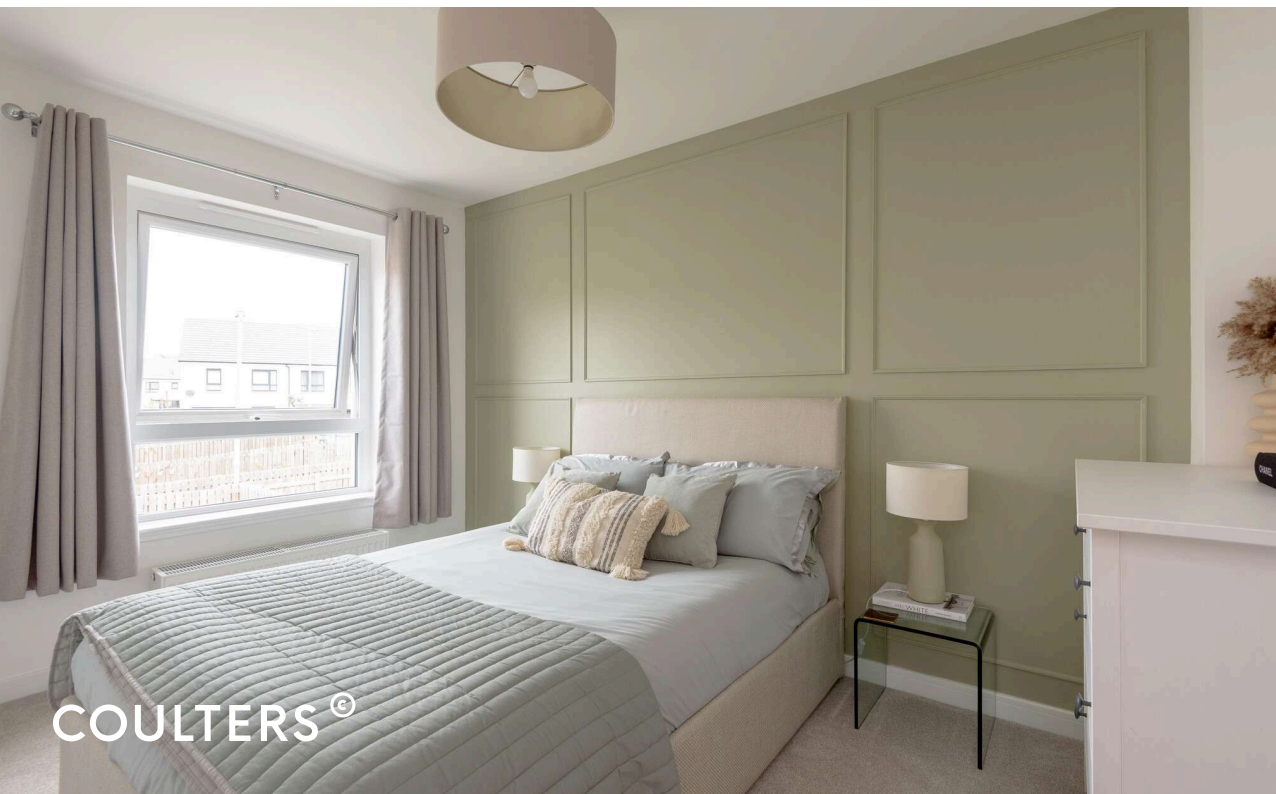


The bright accommodation comprises welcoming entrance area with cloakroom with WC; open plan kitchen/dining room which benefits from an excellent selection of fitted units with ample room for dining and a large window to the front; large sitting room with direct access to the garden.

The stair to the first floor benefits from full height windows flooding this space with light and providing an attractive feature; Three bedrooms and a modern bathroom with shower over complete the well presented accommodation.

The property is double glazed throughout with a hybrid gas/air source heat pump system.





THE LOCAL AREA

The Royal Burgh of 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 local Farmers Market is a monthly delight with a variety of local seasonal produce on offer, and the annual Haddington Show is a superb agricultural event showcasing a range of livestock, food and local crafts. 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.

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. World renowned golf courses and stunning sandy beaches can be easily accessed making Haddington a popular location for families and golfers alike.

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. There is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

EXTRAS

The fitted floorcoverings, blinds, some light fittings, curtains and integrated appliances throughout are included in the sale price. The television unit, light and curtains in the sitting room, kitchen drop light and Bedroom 1 light are specifically excluded. The development is factored by Ross and Liddell with an approximate annual charge of £200.

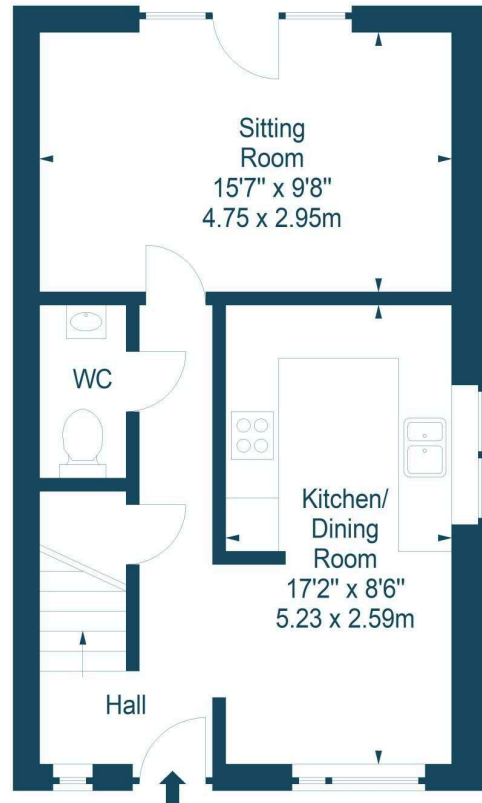
HOME REPORT VALUATION: £285,000



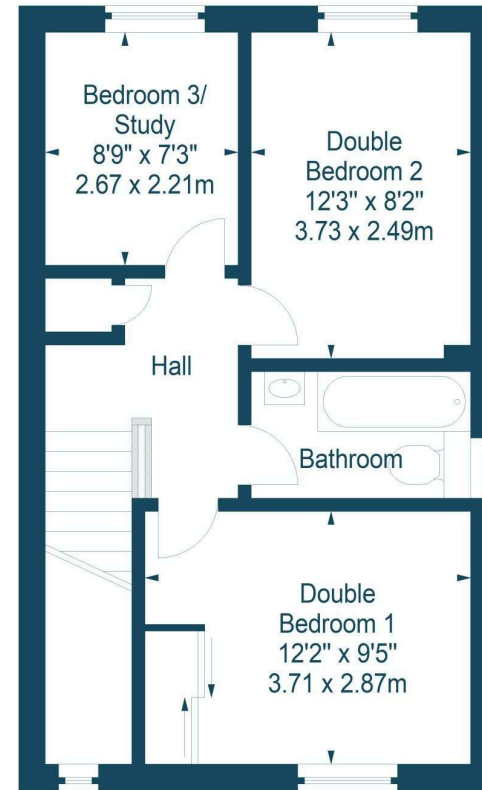
Burns Circus,
Haddington,
East Lothian, EH41 3DQ



Approx. Gross Internal Area
872 Sq Ft - 81.01 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

GET IN TOUCH



www.coultersproperty.co.uk



01620 671 837



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.