



# 6 Burnside

Haddington, EH41 4ES



3



2



1



108sqm

EPC

C

**AS** Anderson  
Strathern

# 6 Burnside

Haddington, EH41 4ES

6 Burnside is a well-proportioned two storey linked terraced house extending to approximately 108 square metres, offering flexible family accommodation and excellent storage.

The property is entered via a bright entrance porch which leads into a welcoming hallway. To the front, the dual aspect living room provides a comfortable reception space with ample room for a variety of furniture layouts.

To the rear, the modern fitted kitchen and dining room form a generous sociable hub of the home, with direct access to the garden and space for everyday dining and entertaining. A useful utility room and separate WC complete the ground floor, adding practicality for modern living.

Upstairs, there are three well sized bedrooms and a family bathroom. The principal bedroom offers good proportions, while the remaining bedrooms can readily serve as children's rooms, guest accommodation, or a home office, depending on requirements.

The property benefits from gas central heating powered by a gas fired boiler, and double glazed windows and external doors, enhancing comfort and energy efficiency. A floored and lined roof space with roof light provides valuable additional storage.

Externally, there are private garden grounds to the front and rear, with the rear garden arranged over two levels and incorporating a retaining wall and steps leading to a lawned area. A monoblock driveway to the front provides off street parking, and a single garage with power and water supply offers further storage or workshop potential.

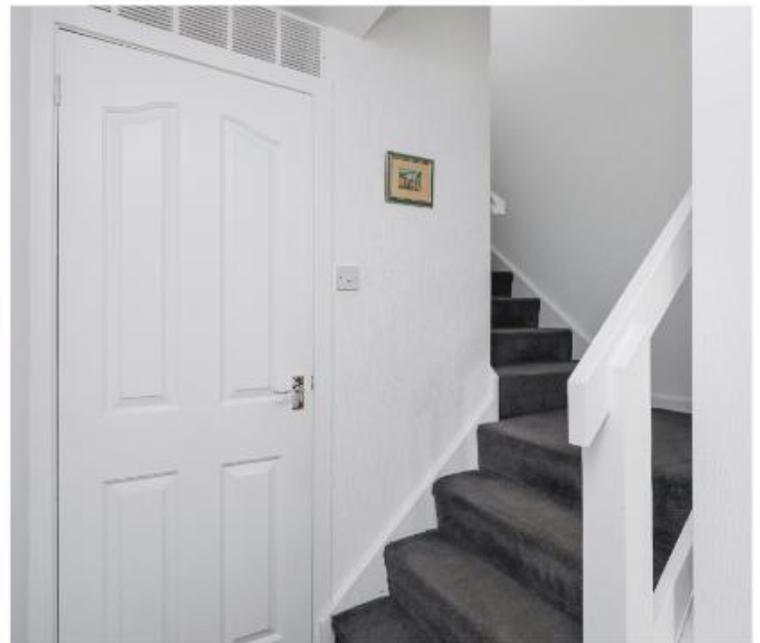
Overall, this is a solid and spacious home with scope for personalisation, well suited to a range of buyers.

## Property features

- Well-maintained gardens
- Flexible layout
- Garage
- Driveway
- Gas central heating
- Double glazing
- Floored attic space





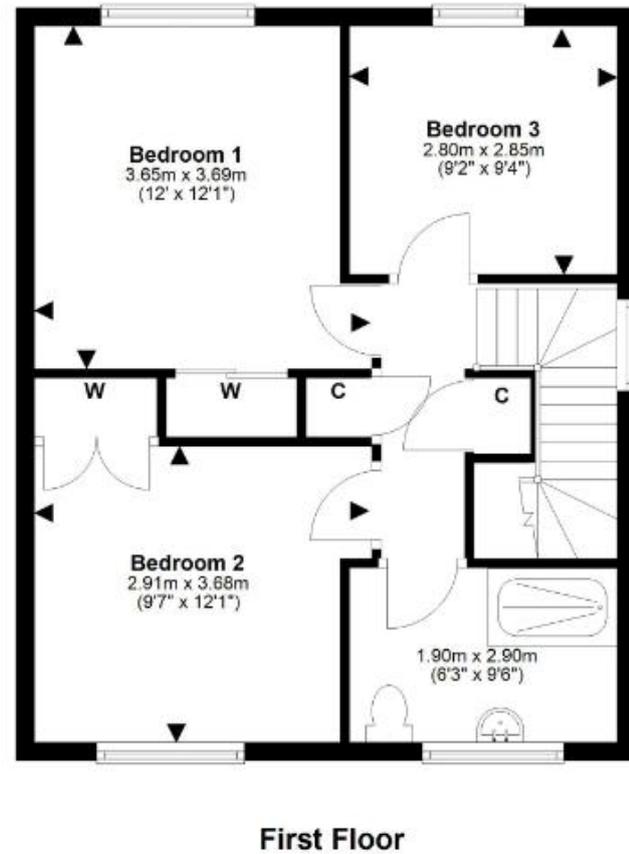
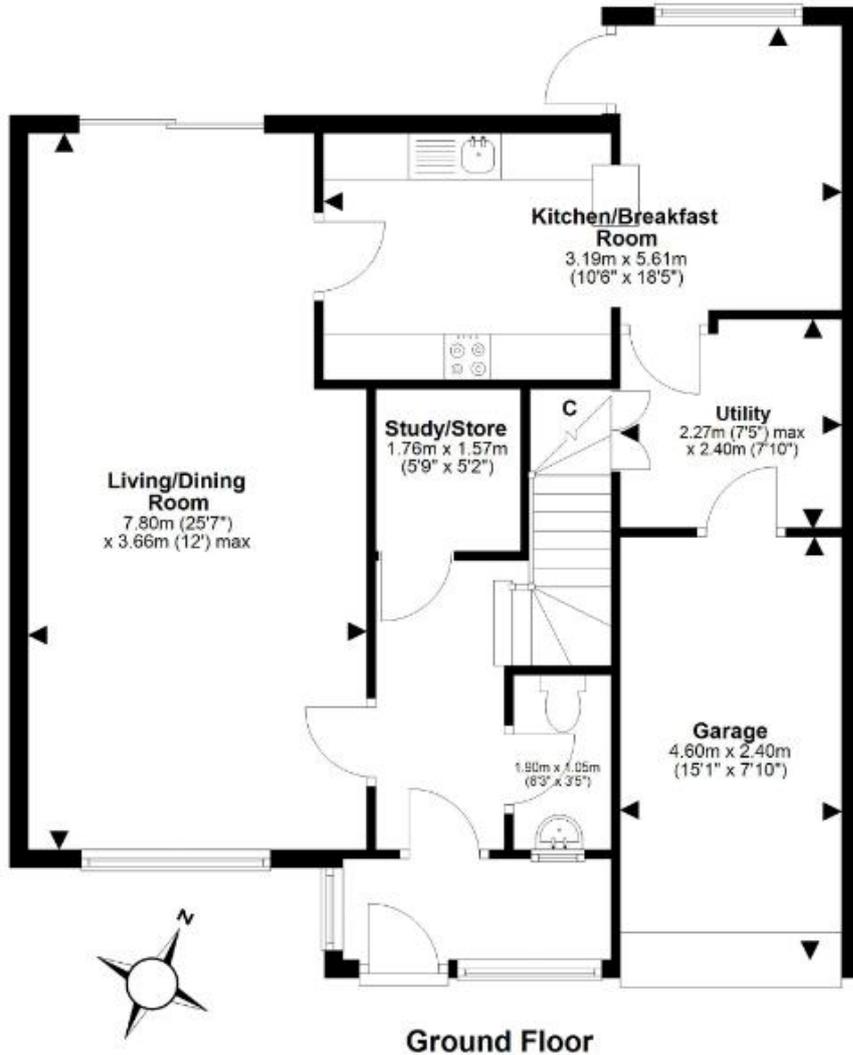


## Location

The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The county's beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne close by. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. Haddington is well placed for commuters, located close to the A1 for straightforward access to Edinburgh and the south. Travel into Edinburgh takes around 30 minutes by car, with rail links available from nearby Drem and Longniddry stations, alongside frequent bus services. There is excellent local schooling within Haddington at primary and secondary levels. Knox Academy is listed in the top 50 Scottish State Secondary schools. Private schooling is available at the Compass School as well as at Loretto in Musselburgh and in Edinburgh.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band E

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

**espc**

**Edinburgh**  
58 Morrison St  
EH3 8BP  
0131 270 7777

**Glasgow**  
50 George Sq  
G2 1EH  
0141 242 6060

**Haddington**  
14 Court St  
EH41 3JA  
01620 824 016

**Lerwick**  
Nordhus,  
Business Park  
ZE1 0LZ  
01595 695 262

**Kirkwall**  
N8 Laing  
Street  
KW15 1NW  
07484 906 800

**AS Anderson Strathern**  
[residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)