

COULTERS[©]

1 BURNS CIRCUS

HADDINGTON, EAST LINTON, EH41 3DQ

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Forming part of an exclusive Mactaggart & Mickel development, 1 Burns Circus is a beautifully presented three bedroom semi-detached house situated in the market town of Haddington, within easy reach of an excellent range of local amenities and offering convenient access to Edinburgh City Centre.

The property offers bright and well-proportioned contemporary accommodation, with high quality fixtures and fittings throughout, together with a well-established private rear garden and driveway parking.

KEY FEATURES



Modern semi-detached house in popular residential area



Three bedrooms, one with ensuite



Charming, well established south facing private garden



Driveway parking



Ideally located close to local amenities and transport links



Beautifully presented, contemporary living



EPC Rating - B



Council Tax Band - F



The accommodation comprises a welcoming entrance hall with cloakroom WC; a spacious sitting room; and a bright kitchen/dining room fitted with a good range of contemporary units and integrated appliances, with French doors opening to a paved terrace and private rear garden. A useful utility room completes the ground floor.

A carpeted staircase leads to the first floor, comprising a landing with useful storage cupboard; a generous principal bedroom with excellent storage, built-in wardrobes and en-suite shower room; two further double bedrooms, both with built-in wardrobes; and a family bathroom.





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. 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 easy reach of the property offers an Aldi, Home Bargain store, Starbucks and Costa Coffee amongst other retailers. 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 Longniddry 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

All fitted carpets, fitted floor coverings, blinds, light fittings, induction hob, oven, fridge/freezer, dishwasher, the washing machine and storage shed are included in the sale price.

The development is factored and maintained by ross and Liddell, annual factoring costs are approximately £180 per annum.

HOME REPORT VALUATION: £345,000

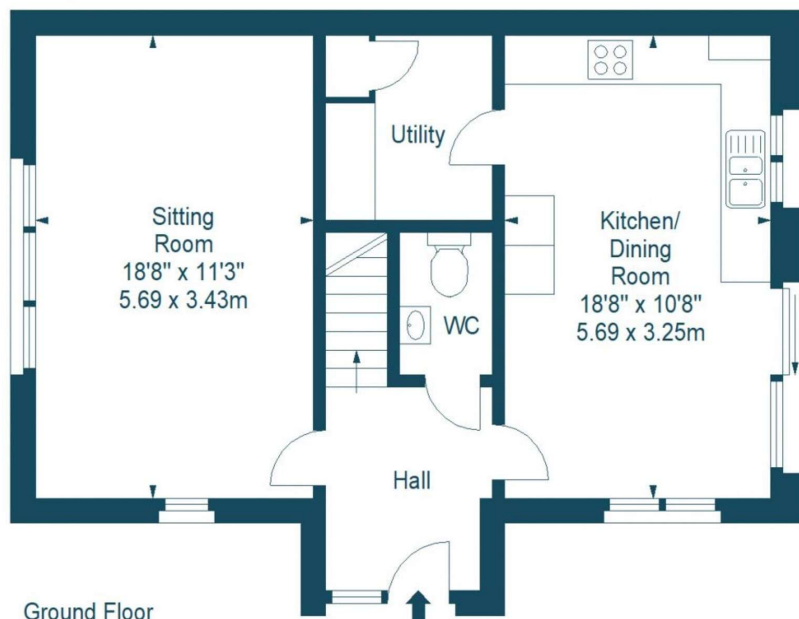
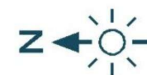




**Burns Circus,
Haddington,
East Lothian, EH41 3DQ**



Approx. Gross Internal Area
1148 Sq Ft - 106.65 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

GET IN TOUCH



www.coultersproperty.co.uk



01620 671837



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.