



GARDEN STIRLING BURNET

5 TENTERFIELD HOUSE, HADDINGTON EAST LoTHIAN, EH41 3JU



3



2

EPC
RATING

C

COUNCIL
TAX BAND

G



This impressive first-floor apartment, with three bedrooms, two reception rooms, and multiple bath/shower rooms, is a spacious and elegant period home within the magnificent 18th-century Tenterfield House. Now an exclusive listed development, it offers residents access to beautifully maintained communal gardens and convenient on-site parking, all within a secluded setting close to the heart of desirable Haddington and within easy reach of major road links. The exceptionally characterful residence enjoys airy proportions, traditional features complemented by tasteful modern upgrades, including fine cornicework and contemporary wood-look flooring, and generous windows offering leafy garden views and filling the interiors with abundant natural light.

A welcoming secure communal entrance leads up to the apartment, where the front door opens into a long hall featuring built-in storage. Positioned on the front elevation, with feature fireplaces (one with a living-flame fire) and working window shutters, are the two reception rooms for relaxation and dining, set on either side of an attractively appointed kitchen with a charming window seat. The modern, classically styled kitchen is integrated with a dishwasher, oven, and gas hob with a feature hood.

FEATURES

- Elegant first-floor apartment in a historic listed development
- Wonderfully bright and characterful interiors
- Impressive communal entrance and stair, with coded entry
- Welcoming entrance hall with storage and utility room
- Two spacious and elegant reception rooms (one with living-flame fire)
- Modern, classically styled kitchen
- Principal suite with fitted wardrobes and stylish shower room
- Two further spacious bedrooms with storage
- Family bathroom with shower-over-bath
- Beautiful shared garden grounds
- Ample unrestricted residents' parking
- Gas central heating with vintage-style radiators





A tall fridge/freezer is also included, whilst a freestanding washing machine and tumble dryer are discreetly housed in a utility room off the hall. The three bedrooms on offer all benefit from excellent built-in storage. Two have a sunny rear aspect, whilst the principal bedroom boasts double fitted wardrobes and a stylish en-suite shower room with a walk-in shower. Completing the accommodation is a family bathroom featuring a P-shaped bath with an overhead shower, vanity storage, and an attractive stained-glass window. The home is served by gas central heating.

Tenterfield House enjoys an idyllic situation, set amongst established gardens with ample unrestricted parking for residents and visitors.

Extras: The sale includes all fitted flooring, window coverings, light fittings, and appliances.







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, 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 2 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.







OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

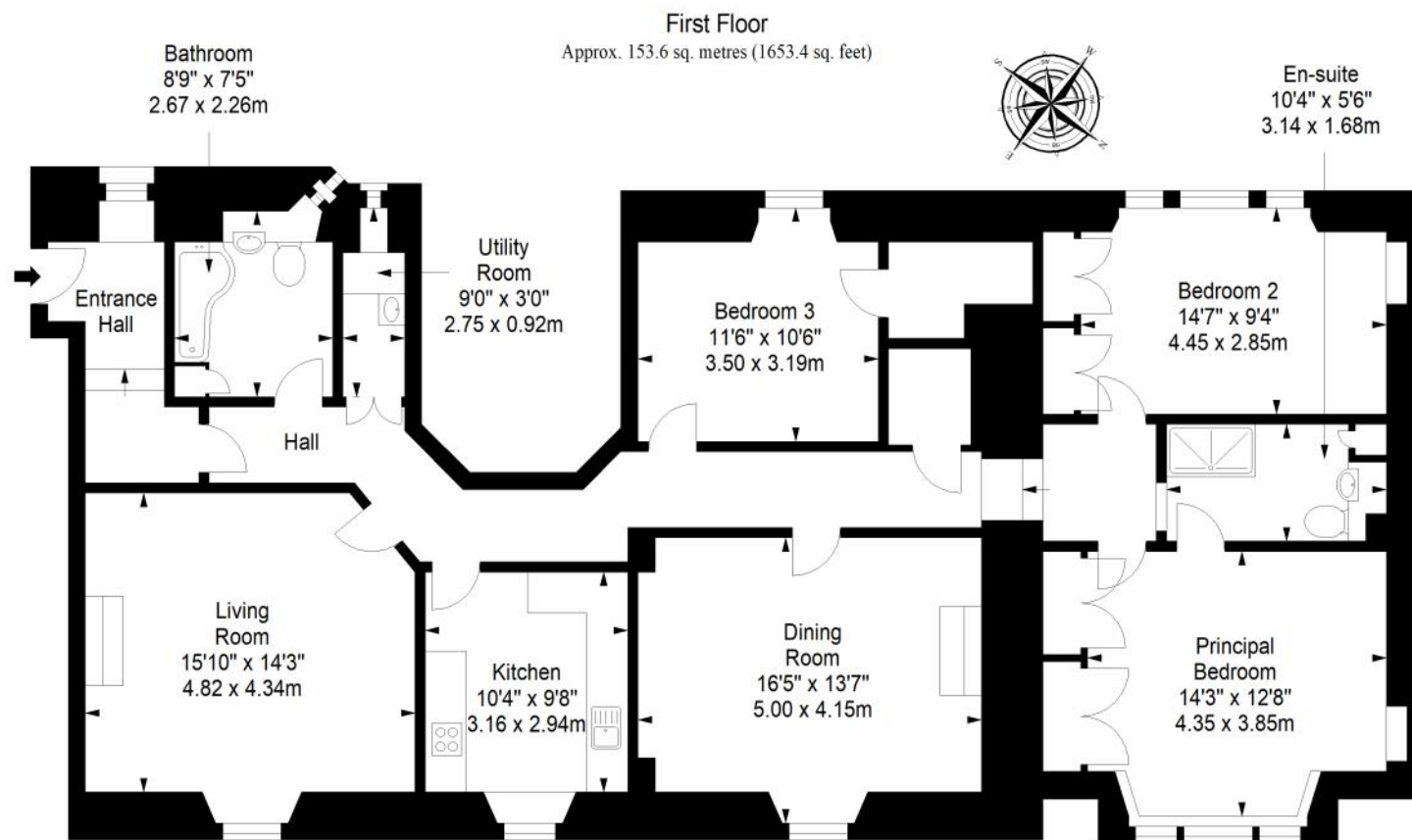
espc

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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. 153.6 sq. metres (1653.4 sq. feet)