



18 Burnside

HADDINGTON, EH41 4ES

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Beautifully presented and flooded with natural light, this impressive three-bedroom semi-detached home combines a stylish interior design with high-quality finishes and fixtures throughout, creating an exceptional family residence.

The front door opens into a welcoming entrance vestibule, leading into a tastefully decorated hallway that sets the tone for the interiors beyond. To the right, a generously proportioned sitting room enjoys south-west-facing views through a large picture window. Featuring a charming log-burning fireplace, wooden flooring, and a soft neutral colour palette, the space offers a perfect balance of comfort and sophistication. To the rear of the property, the light and airy breakfasting

kitchen forms the heart of the home. Designed with entertaining and everyday living in mind, this bright and inviting space opens directly onto the rear garden. The U-shaped layout showcases cream wall and floor cabinetry, solid oak worktops, and a tiled splashback. High-quality integrated appliances include a Belfast sink, American-style fridge/freezer, range cooker, and extractor hood. A cosy log-burning stove enhances the room's welcoming atmosphere, making it an ideal setting for family gatherings and relaxed evenings alike. Additional storage is provided for by a well-appointed utility room that also leads to the garage.





An elegant dining room, featuring a large picture window overlooking the rear garden, further enhances the home's versatile living and entertaining space and a guest WC completes the ground floor accommodation.

Ascending the carpeted staircase, the first floor hosts three appealing double bedrooms. Completing the floor, a sleek contemporary family bathroom fitted with a WC, washbasin and bath with a delightful rain shower. The bathroom also boasts underfloor heating, and fitted polyvinyl shutters.

Outside, the idyllic rear garden offers a peaceful retreat. A mature terraced lawn is complemented by thoughtfully positioned seating areas, all framed by established hedging and planting that provide a wonderful sense of privacy. To the front, a driveway and garage offer ample off-street parking.



FIXTURES & FITTINGS

Included;

Fitted floor coverings, curtains, fitted hardwood shutters in the lounge, bedroom 1 and bedroom 2. Fitted polyvinyl shutters in the bathroom.

In the kitchen, the extractor hood, freestanding range cooker, American-style fridge-freezer, wine fridge, dishwasher, washing machine, tumble dryer, and kitchen TV.

The pendant light fitting in the hallway and the mirrored cabinet in the bathroom will also be included.



PROPERTY FEATURES

- ❑ Three-bedroom semi-detached home
- ❑ South-west-facing sitting room
- ❑ Breakfasting kitchen opening to the rear garden
- ❑ Sizeable utility
- ❑ Light-filled dining room
- ❑ Three double bedrooms
- ❑ Guest WC and bathroom
- ❑ Enclosed rear garden
- ❑ Driveway and integral garage
- ❑ Gas central heating
- ❑ Double glazing
- ❑ EPC - TBC
- ❑ Council tax band - E
- ❑ Tenure - Freehold

HADDINGTON

Eighteen miles east of Edinburgh, The Royal Burgh of Haddington is a picturesque, friendly, and historic East Lothian market town. Surrounded by stunning countryside and on the banks of The River Tyne with access to The Lammermuir Hills 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 swimming pool, Bodyworks Gym, sports hall, and health suite.

Close to North Berwick and Gullane there are renowned golf courses and scenic beaches to experience. Nearby Dunbar has the popular East Links Family Park and Foxlake Adventures. Haddington has an array of 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. There is a Tesco supermarket along with a Co-op Food. On the outskirts of town and a five-minute drive, you will find a retail park with Starbucks, Costa Coffee, and Aldi 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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Let's Talk

01620 497 497

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PARIS STEELE Property

Burnside,
Haddington,
East Lothian, EH41 4ES



Approx. Gross Internal Area
1437 Sq Ft - 133.50 Sq M
Garage
Approx. Gross Internal Area
136 Sq Ft - 12.63 Sq M
For identification only. Not to scale.
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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