



GARDEN STIRLING BURNET

**40 BURNSIDE**  
HADDINGTON, EAST LoTHIAN, EH41 4ES



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This link-detached house is situated on an established street in Haddington, offering an attractive home that is sure to appeal to a wealth of buyers, with modern fixtures and fittings and mostly neutral décor throughout. The house accommodates three bedrooms, a large reception room, a kitchen, a versatile study, two bathrooms, and a separate WC, and externally, it is accompanied by low-maintenance gardens, a garage, and a double driveway.

A practical entrance porch welcomes you into the house, leading through to a hallway with a useful WC and a versatile room that could be utilised as a study, hobby room, or as excellent storage. On your right, you step into a reception room that spans the entire depth of the property, therefore offering plenty of space for configurations of lounge and dining furniture. The room is filled with natural light throughout the day through generous dual-aspect glazing, with the front window enjoying a sunny southwest-facing aspect, and it is conveniently connected to the kitchen. In the kitchen, which has a door out to the garden, modern wall and base cabinets are supplemented by spacious worktops and splashback tiling. An oven, hob, extractor hood, microwave, and fridge are integrated, whilst an undercounter washing machine and dishwasher are included.

## FEATURES

- Link-detached house in Haddington
- Well-presented interiors
- Entrance porch and hall with WC
- Generous, dual-aspect living/dining room
- Modern kitchen with garden access
- Three double bedrooms
- One en-suite shower room
- Four-piece family bathroom
- Low-maintenance front and rear gardens
- Attached single garage
- Private double driveway
- Gas central heating and double glazing (except one small window)









Upstairs, a landing (with storage) affords access to three double bedrooms and a family bathroom. The bedrooms are all attractively decorated and carpeted for optimum comfort underfoot, and the principal has the additional benefit of an en-suite shower room. Finally, the family bathroom comprises a bath, a corner shower enclosure, a pedestal basin, a WC, a chrome towel radiator, and a wall-mounted storage cupboard. The home is kept warm by gas central heating and benefits from double-glazed windows (except one small window). Externally, the home has a gravelled area to the front with a tree and leafy shrubs, and a low-maintenance rear garden, paved and gravelled for easy upkeep and securely fenced. Excellent off-street parking is provided by an attached single garage and a private double driveway.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge, and washing machine will be included in the sale.









## Haddington

The Royal Burgh of Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre situated in the picturesque county of East Lothian.

It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town.

East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities.

Haddington offers a range of state and independent schools for early years, primary, and secondary education.

Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.









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#### HOUSE SALES

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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

