



GARDEN STIRLING BURNET

11 AUBIGNY ROW
HADDINGTON, EAST LoTHIAN, EH41 3TG



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Welcome to a three-bedroom semi-detached house which forms part of a modern development with a convenient location in Haddington. Presented in move-in condition, this property offers bright and spacious interiors with attractive interior design and modern finishings throughout. It features a well-appointed breakfasting kitchen, as well as a contemporary family bathroom, en-suite, and WC. The home further boasts generous private parking and a family-friendly rear garden with a suntrap aspect.

Stepping inside, you are greeted by a hall with understairs storage and a WC. Directly ahead is the living room, which continues the hall's wood-textured floor. This reception area has a spacious footprint and a bright south-facing aspect, pairing on-trend neutral décor with an accent wall. Next door, the kitchen enjoys tasteful olive tones alongside cream-coloured cabinetry and complementary worktops. It has a fitted breakfast bar for morning coffee and includes an integrated oven, gas hob, and concealed extractor. A freestanding fridge/freezer, a dishwasher, and a washing machine are also included. Upstairs leads to the three bedrooms which are all presented in attractive colours and with soft carpets.

FEATURES

- A semi-detached house in move-in condition
- Forms part of a modern development
- Convenient location in popular Haddington
- Hall with understairs storage and WC
- South-facing living/dining room
- Well-appointed breakfasting kitchen
- Two double bedrooms (one with storage)
- Versatile third bedroom/home office
- Modern 3pc en-suite shower room
- 3pc family bathroom with overhead shower
- Fully-floored attic for additional storage
- Enclosed rear garden with south-facing aspect
- Large private driveway and integrated garage
- Gas central heating and double glazing





The principal suite is a good-size double that has the benefit of built-in wardrobe storage and a modern en-suite shower room for added luxury. Bedroom two is also a double, whereas bedroom three is a versatile space that ensures homeowners have flexibility to suit their needs (whether used as a child's room or office). They are served by a contemporary family bathroom with premium tiling, an illuminated mirror, and overhead rainfall showers. Gas central heating and double glazing ensure year-round comfort, whilst a fully-floored attic (with lighting) provides excellent space for further storage. Outside, there is a private front driveway for at least two cars and an integrated garage. Meanwhile, the enclosed rear garden boasts a south-facing aspect. It is landscaped too, featuring a neat lawn framed by a decked area and patio for summer dining.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, a dishwasher, and a washing machine are included in the sale.







Haddington, East Lothian

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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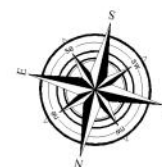
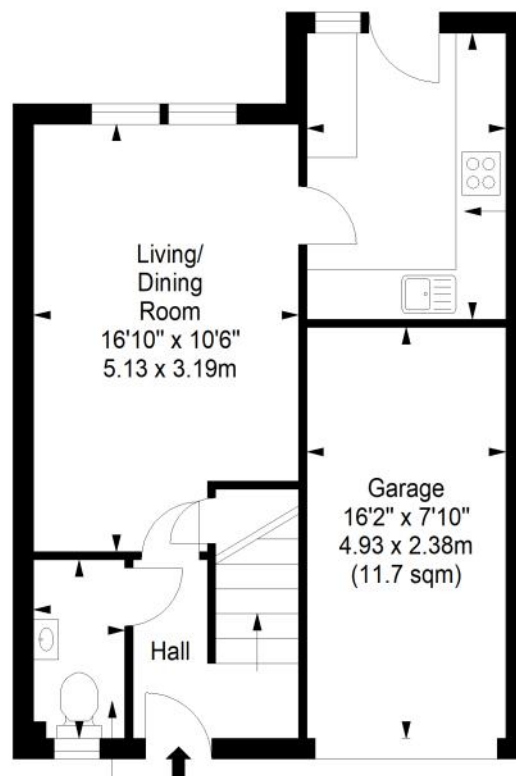
HOUSE SALES

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

Ground Floor
Approx. 32.2 sq. metres (346.6 sq. feet)



First Floor
Approx. 40.2 sq. metres (432.7 sq. feet)

Breakfasting
Kitchen
11'3" x 7'10"
3.44 x 2.39m

Bedroom 3
9'4" x 7'10"
2.84 x 2.39m

Bedroom 2
9'5" x 9'4"
2.86 x 2.85m

Bathroom
6'10" x 6'4"
2.09 x 1.92m

En-suite
6'10" x 4'11"
2.08 x 1.49m

Principal
Bedroom
12'1" x 11'10"
3.69 x 3.61m

Total area: approx. 72.4 sq. metres (779.3 sq. feet)