



GARDEN STIRLING BURNET

5 KERR LOAN, HADDINGTON
EAST LOTHIAN, EH41 3DZ



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Presenting a functional, stylish, and eco-efficient family home in desirable Haddington, this spacious three-bedroom semi-detached house offers immaculate neutral interiors with generous living space and multiple bath/shower rooms. The home further benefits from an enclosed south-facing garden and allocated parking. Its peaceful residential setting lies conveniently close to local supermarket shopping, a primary school, and the A1, with the high school and town centre a short drive away, as well as a bus stop a short walk away with only a 35-minute journey into central Edinburgh.

An inviting entrance hall, featuring durable tiled flooring, storage, and a WC cloakroom, flows into the kitchen/dining room and living room, both extending the full depth of the property with a dual aspect providing excellent natural light. The south-facing living room enjoys soft carpeting, useful storage, and French doors opening onto the garden, whilst the kitchen is open plan to a bright dining area, creating a sociable setting for family life and entertaining. Complementing the home's understated décor, the stylish kitchen is fitted with gloss-grey cabinets, downlit worktops, and oak-style flooring. Fully integrated appliances contribute to the sleek finish and include a double oven, a gas hob with a stainless-steel splashback, a dishwasher, a fridge freezer, and a washing machine.

FEATURES

- Peaceful setting in desirable Haddington
- Spacious, immaculately-presented semi-detached house
- Inviting hall with storage and guest WC
- South-facing living room with garden access
- Integrated kitchen open-plan to a bright dining room
- Principal bedroom with storage and shower room
- Two further bedrooms (one with storage)
- Family bathroom with a bath
- Enclosed south-facing garden with a shed
- Convenient allocated parking
- Gas central heating, solar panels, and double glazing





Upstairs, a central landing with storage leads to two double bedrooms, both with fitted wardrobes, and a single bedroom with a bright dual aspect that lends itself well to a study or dressing room. All three bedrooms are carpeted for comfort. In addition to a mirrored wardrobe, the principal bedroom benefits from a naturally lit en-suite shower room, whilst a bright family bathroom completes the accommodation. Gas central heating, solar panels, and double glazing ensure year-round comfort and efficiency.

Located to the side of the property, maximising its south-facing position, is a securely fenced garden with a neat lawn, a secluded sunken terrace, and a shed for storage. For convenient parking, there is an allocated space directly outside.

Extras: All fitted flooring, window coverings (excluding living room French doors), standard light fittings, and appliances are included in the sale.







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 (including the famous Peter Potter Gallery), 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.





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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

