




GARDEN STIRLING BURNET

2A SIDEGATE, HADDINGTON
EAST LoTHIAN, EH41 4BT

 **3** |  **1** | **EPC RATING D** | **COUNCIL TAX BAND C**



Offering spacious and versatile accommodation in one of East Lothian's most desirable towns, this three-bedroom duplex flat occupies the upper floors of a listed Victorian building in the heart of Haddington. Rich in period character and presenting exciting opportunities for further enhancement, the home enjoys a sought-after conservation area setting just moments from the historic High Street, with an excellent selection of amenities and attractions on the doorstep.

Accessed via a secure shared stair, the flat opens into an entrance hall leading to a beautifully bright living and dining room. Twin sash-and-case windows, classic corning, a decorative fireplace, and a striking cloud-effect ceiling with a central rose create an elegant reception space with ample room for both relaxation and entertaining. Across the hall, the bright modern kitchen is fitted with generous cabinetry and workspace, centred around a casual breakfasting area. Appliances include an integrated oven and gas hob with chimney-style hood, and a freestanding washing machine, whilst useful built-in pantry storage adds further convenience.

FEATURES

- Town centre setting in Haddington's historic conservation area
- Characterful duplex flat in a Victorian B-listed property (second/third floors)
- Secure communal stair and internal entrance hall
- Elegant living/dining room with twin windows
- Bright modern breakfasting kitchen
- Three double bedrooms arranged over two floors
- Large built-in store off the top-floor bedroom
- Spacious bathroom with bath and separate shower
- Local unrestricted on-street parking
- Riverside and country walks close by
- Gas central heating





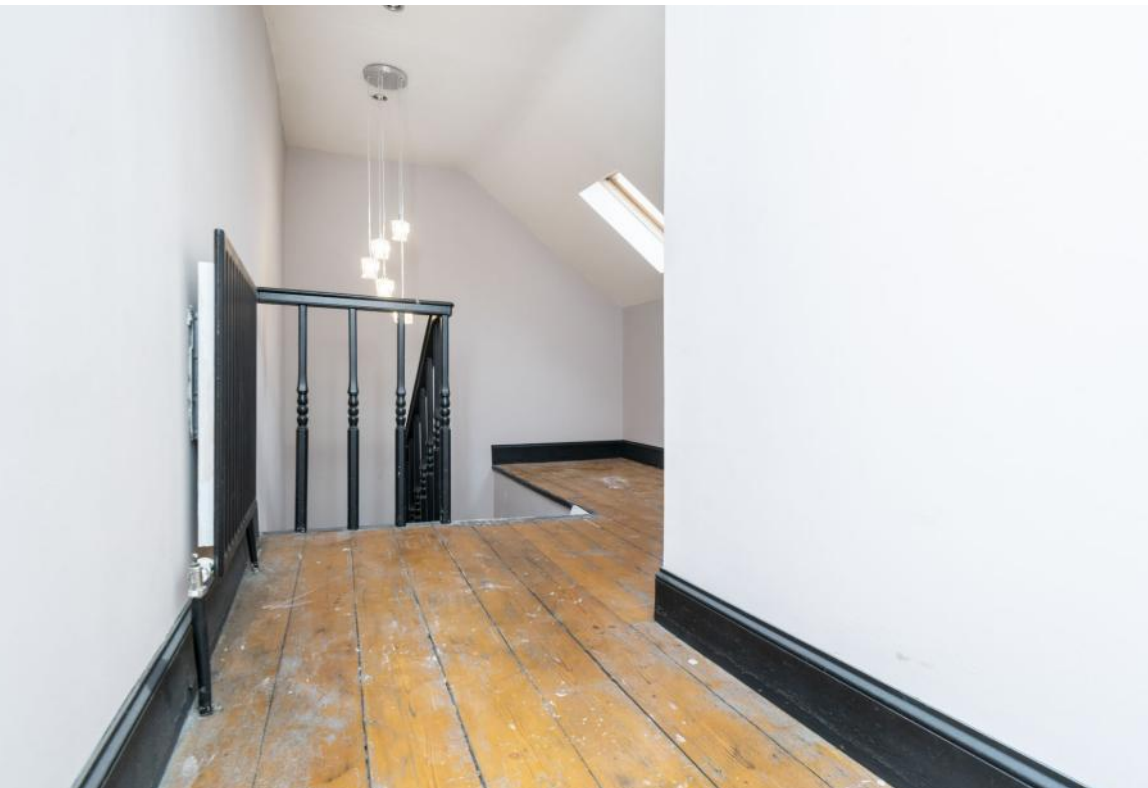
The home provides three spacious double bedrooms arranged over two levels, all enjoying comfortable carpeting. Two bedrooms retain attractive period detailing and deep-set windows with panelled surrounds, including the principal bedroom which also benefits from recessed shelving. Reached from an airy, skylit landing, the sizeable top-floor bedroom features a dormer window, a charming fireplace, and a large built-in store. Completing the accommodation is a particularly spacious modern bathroom with a bath, separate shower enclosure, and built-in linen storage.

Gas central heating is installed, and unrestricted on-street parking is available nearby. For scenic walks and outdoor recreation, Haddington's surrounding countryside, the River Tyne, and East Lothian's renowned coastline are all easily accessible.

Extras: All fitted flooring, selected window coverings, standard light fittings, and appliances 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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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

