



GARDEN STIRLING BURNET

49 HAYS WALK, HADDINGTON,
EAST LoTHIAN, EH41 3EH



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EPC
RATING

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COUNCIL
TAX BAND

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SUMMARY

Set within a popular modern development in Haddington, this contemporary terraced home is ideally suited to first-time buyers, young professionals, or downsizers seeking a well-connected yet relaxed setting. The location offers easy access to local shops, schools, and leisure facilities, with excellent transport links providing straightforward commuting to Edinburgh, as well as access to East Lothian's beautiful coastline and countryside. 49 Hays Walk offers bright, well-planned accommodation, including a spacious living area with garden access, a modern kitchen, two bedrooms, and a contemporary bathroom, complemented by a private suntrap garden and on-street parking.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

FEATURES

- Terraced house in Haddington
- Part of a contemporary development
- Entrance hall with under-stairs storage cupboard and WC
- Sunny and spacious living room with patio door to the garden
- Modern kitchen with fitted units and integrated appliances
- South-facing main bedroom
- Versatile second bedroom
- Three-piece bathroom with overhead shower
- Private lawned suntrap garden to the rear
- Residents' on-street parking
- Gas central heating and double glazing





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

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DX540733 Haddington

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HOUSE SALES

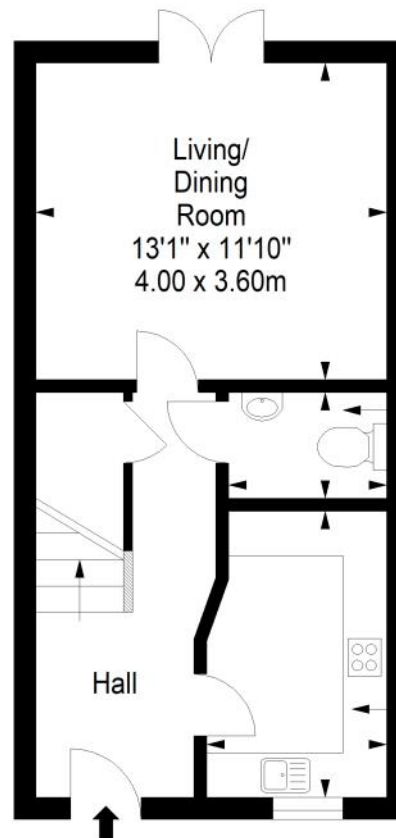
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

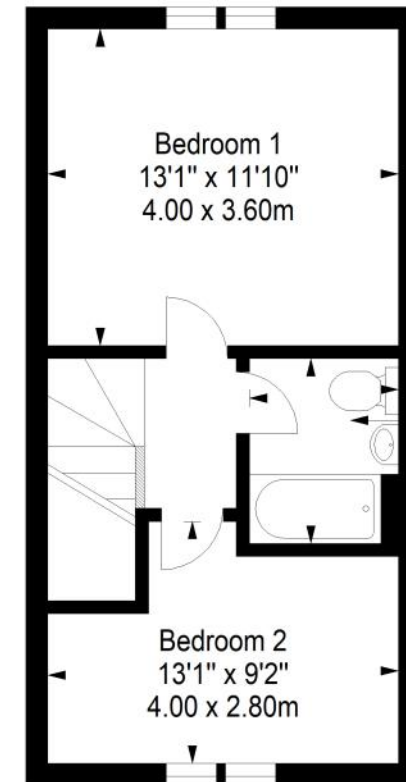
Ground Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



Total area: approx. 66.8 sq. metres (719.0 sq. feet)