



GARDEN STIRLING BURNET

# 20 JICHA STREET

Haddington | East Lothian | EH41 4FA





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Welcome to 20 Jicha Street

# A STUNNING SIX-BEDROOM DETACHED TOWNHOUSE



**W**elcome to a stunning six-bedroom detached townhouse in Haddington which meets all the needs of large families, providing a wealth of accommodation that is beautifully presented to an exceptionally high standard throughout to ensure the very best for its inhabitants.

## GENERAL FEATURES

- A stunning detached townhouse in Haddington
- Generous accommodation across three floors
- Part of a family-friendly modern development
- Picturesque setting beside open countryside
- Elegant interior design and high-end finishings
- EPC rating - B

## ACCOMODATION FEATURES

- Entrance hall with built-in cloak storage
- Large living room with a box bay window
- On-trend dining kitchen with French doors
- Separate utility room with an adjacent WC
- Naturally-lit landing with an airing cupboard
- Six double bedrooms that are bright and airy
- Two contemporary en-suite shower rooms
- 3pc family bathroom with a double-ended bath
- 3pc family shower room with double-size cubicle
- Gas central heating and double-glazed windows

## EXTERNAL FEATURES

- Landscaped rear garden that is fully enclosed
- Monoblock driveway and integrated garage

Set on the outskirts of Haddington, this exclusive detached townhouse has a picturesque setting beside a large public park and the open countryside. It forms part of a family-friendly modern development that offers a semi-rural ambience whilst remaining within easy reach of the market town's amenities, schools, parks, and transport links. This southeast-facing executive property is an

outstanding residence which further boasts expansive living accommodation across three floors, ensuring homeowners have all the space they require. It includes a stylish dining kitchen and six double bedrooms, as well as four bathrooms and a WC. Secure private parking and a landscaped garden complete the package, rounding off an impressive home designed for lasting family memories.



20 Jicha Street



## PROPERTY NAME

20 Jicha Street

## LOCATION

Haddington, EH41 4FA

  
GROUND-FLOOR

  
SECOND-FLOOR

  
FIRST-FLOOR

  
SHED

## APPROXIMATE TOTAL AREA:

188.8 sq. metres (2032.3 sq. feet)

The floorplan is for illustrative purposes.  
All sizes are approximate.



WC  
6'1" x 5'9"  
1.85 x 1.75m

Utility Room  
6'2" x 5'9"  
1.89 x 1.75m

Kitchen/  
Dining  
Room  
17'7" x 16'0"  
5.35 x 4.87m

Garage  
18'7" x 9'10"  
5.67 x 2.99m  
(17.0 sqm)

Hall

Living  
Room  
19'10" x 13'1"  
6.04 x 3.98m

Bathroom  
7'0" x 5'8"  
2.13 x 1.73m

Bedroom 5  
13'7" x 10'2"  
4.15 x 3.10m

Bedroom 2  
11'7" x 11'5"  
3.53 x 3.49m

En-suite  
6'6" x 5'0"  
1.99 x 1.52m

Bedroom 4  
12'7" x 10'2"  
3.84 x 3.10m

Principal  
Bedroom  
13'1" x 10'10"  
3.98 x 3.29m

En-suite  
7'1" x 4'8"  
2.16 x 1.42m

Shower Room  
7'1" x 6'8"  
2.15 x 2.02m

Landing

Bedroom 6  
12'6" x 10'2"  
3.80 x 3.10m

Bedroom 3  
21'6" x 13'11"  
6.55 x 4.25m



# AN EXECUTIVE HOME

that impresses from the very first moment

The home begins with an entrance hall that offers built-in cloak storage and a glimpse of the interior standards, impressing with its sumptuous neutral décor and rich vinyl floor.





# SPACIOUS LIVING ROOM



Elegant styling that fosters a sense of calm and tranquillity

Fronted by a southeast-facing box bay window and with additional glazing, the living room is a wonderfully bright and spacious reception area that is instantly inviting. It has a beautiful aesthetic too, combining elegant accent wallpaper alongside a neutral backdrop and soft carpeting for optimal comfort. It also enjoys open countryside views adding to its sense of calm and tranquillity.

On-trend

# DINING KITCHEN

Continuing the hall's vinyl floor, the dining kitchen has an expansive footprint fronted by a box bay window inset with French doors, ensuring a flood of light and a seamless transition to the garden. Designed for entertaining, it has lots of room for a large table and chairs, alongside a generously appointed range of white cabinets and sweeping worktops.





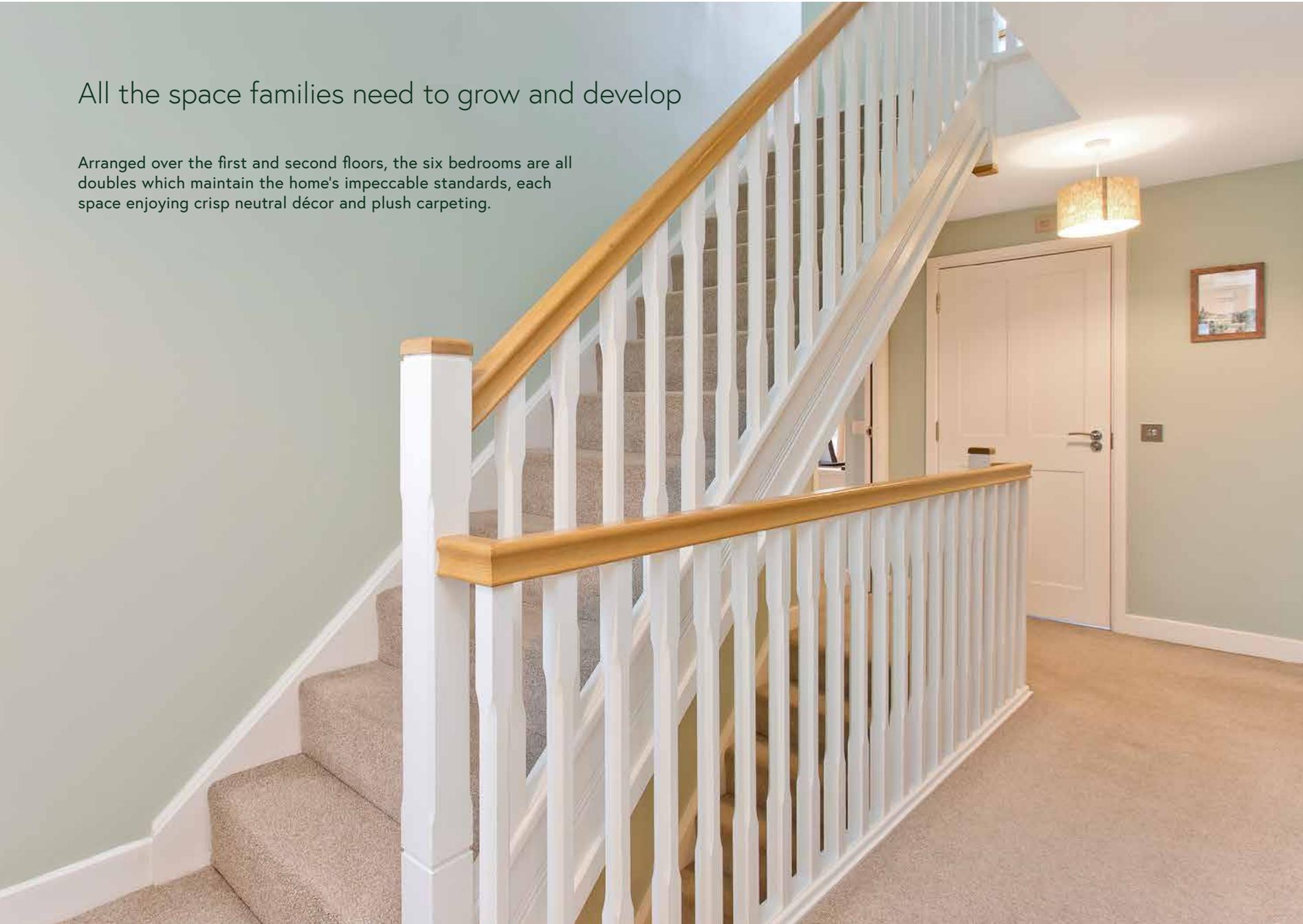
"...additional built-in storage and a separate utility room..."



Fashionable splashbacks frame the units, while integrated appliances create a smooth and continuous finish (six-burner gas hob, extractor hood, double oven, fridge/freezer, and dishwasher). Plinth and under-cabinet lighting also allow for ambient moods, adding to the contemporary charm and appeal of the space. There is additional built-in storage and a separate utility room as well, which houses further freestanding appliances while providing access to a neighbouring WC for added convenience.

All the space families need to grow and develop

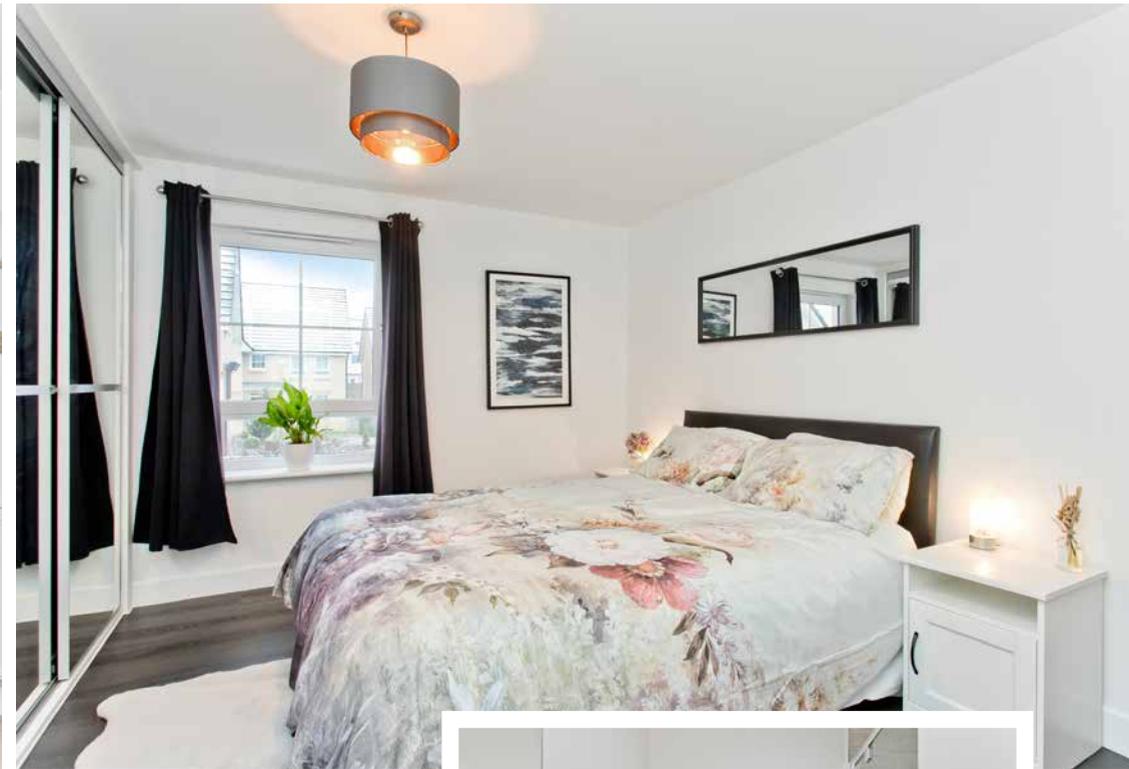
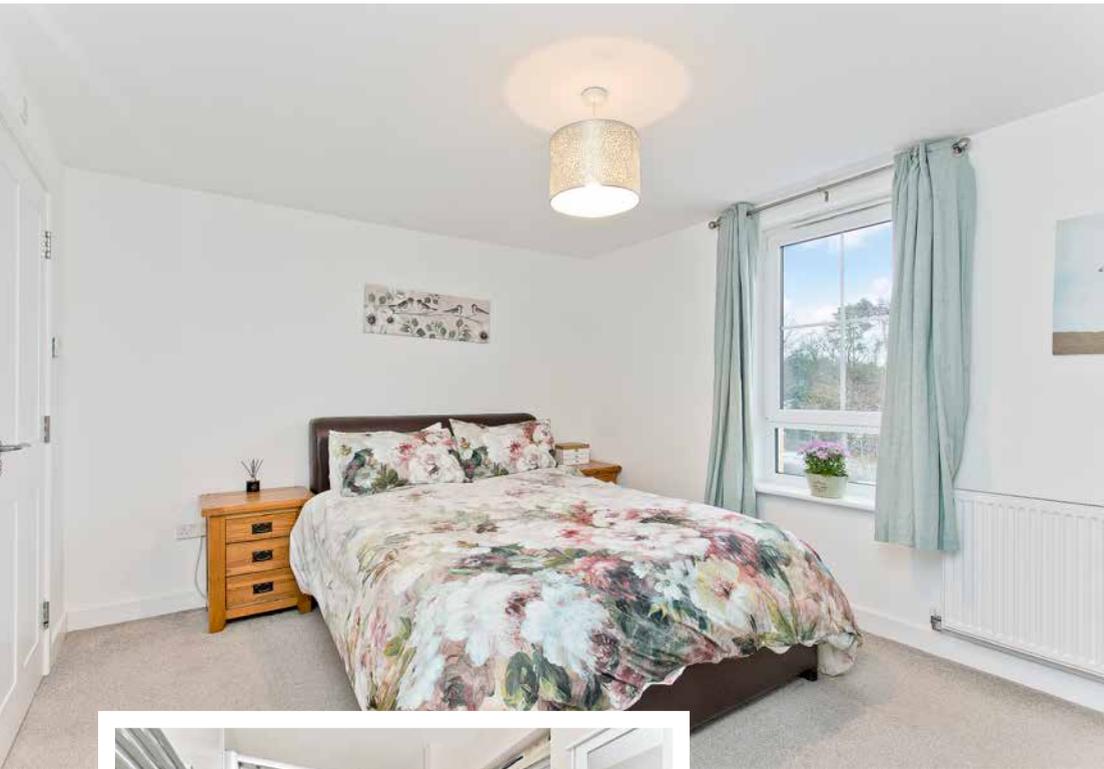
Arranged over the first and second floors, the six bedrooms are all doubles which maintain the home's impeccable standards, each space enjoying crisp neutral décor and plush carpeting.



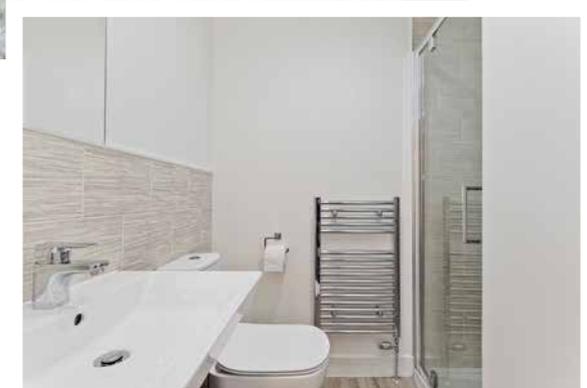
# THE BEDROOMS



# THE PRINCIPAL AND SECOND BEDROOMS



The dual-aspect principal and the second bedrooms both have the added advantage of a built-in wardrobe and the luxury of their own contemporary en-suite shower room.



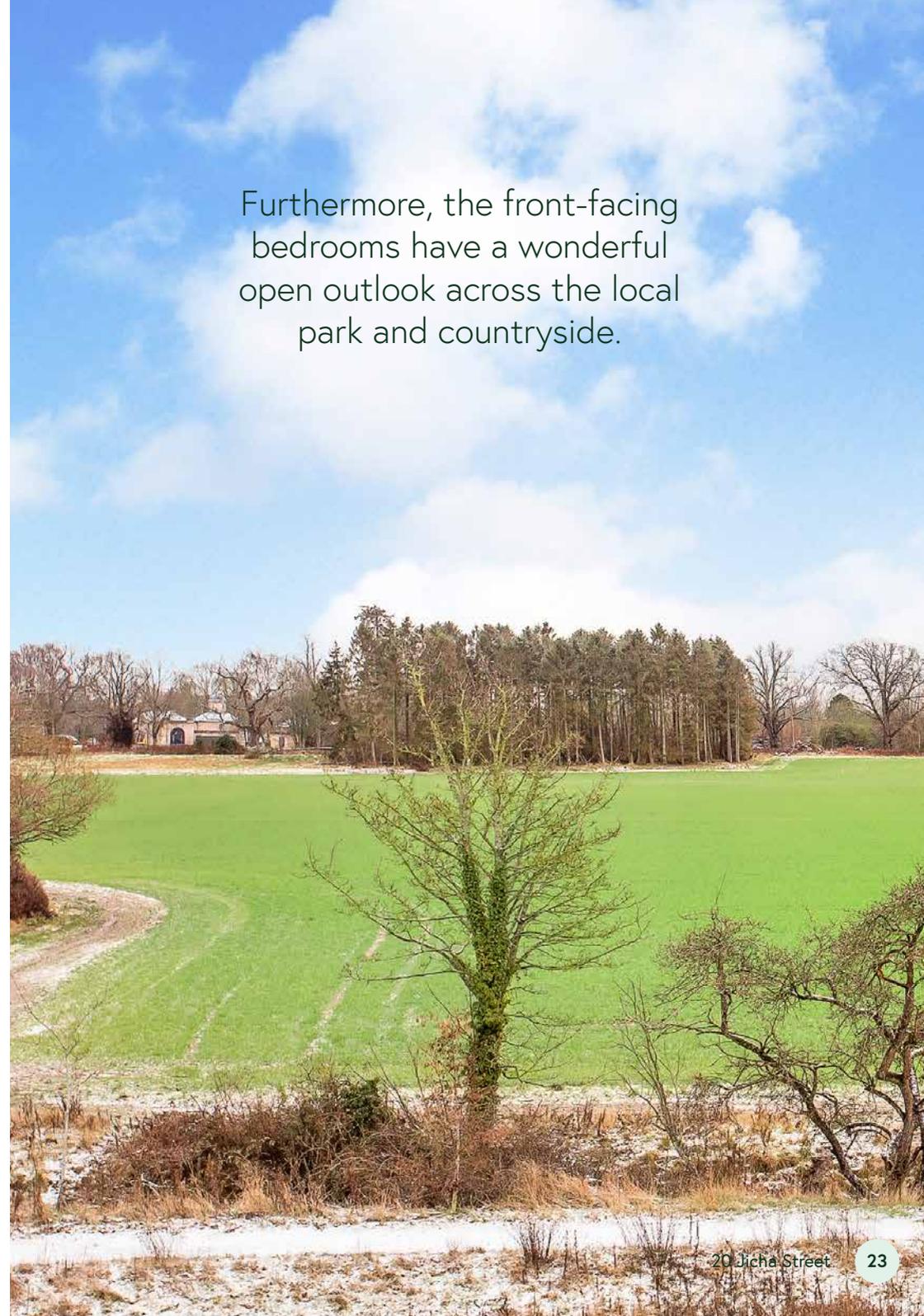


Furthermore, the front-facing bedrooms have a wonderful open outlook across the local park and countryside.



## FOUR FURTHER BEDROOMS

The remaining bedrooms ensure plenty of space for large families and a high degree of versatility, allowing the property to grow and change with you.



# THE BATHROOMS

## Premium standards and exceptional convenience

In addition to the WC and two en-suites, this property also has a family bathroom on the first floor and a family shower room on the second floor as well. The bathroom features a double-ended bath and overhead shower, whereas the shower room has a double-size shower enclosure. All bathroom facilities are of premium standards and all come with towel radiators (except the WC which has a standard radiator).

For year-round comfort, the home has gas central heating and double-glazed windows throughout.



Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a garden shed to be included in the sale.



Outside, the property benefits from a private monoblock driveway and an integrated garage to the front. A landscaped garden is to the rear, coming fully-enclosed by a high wall and fence for the safety of all family members, including free-roaming pets. It features a neat patio for relaxing and dining in the sun, opening out onto a broad stretch of lawn framed by mature plants. It is a lovely setting that has been designed with the entire family in mind.

# GARDEN & PARKING

A landscaped rear garden, private monoblock driveway, and an integrated garage







# 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.





# GARDEN STIRLING BURNET

————— We Are East Lothian —————

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