



GARDEN STIRLING BURNET

50 SOMNERFIELD CRESCENT
HADDINGTON, EAST LoTHIAN, EH41 3RP





Enjoying three bedrooms, two reception rooms, a dining kitchen, and two bathrooms, plus a spacious garden, an attached single garage, and a generous driveway, this detached house is situated within an established residential area of Haddington.

A porch welcomes you inside and leads through to a hall with built-in storage. Situated to the rear of the property and enjoying sunny light owing to triple-aspect glazing is a living room. The neutrally decorated, carpeted room offers plenty of space for furniture and features patio doors opening onto the rear garden. Back towards the front of the property, you will find a dining room, offering the perfect setting for seated family meals and entertaining. The neighbouring kitchen also accommodates a dining space, catering for more casual meals, morning coffee, and socialising while cooking. The kitchen is fitted with classically styled cabinets, spacious worktops, and splashback tiling, as well as an integrated double oven, a gas hob, an extractor fan, and a dishwasher, whilst a freestanding fridge/freezer and a washing machine are included. A chest freezer and a dryer (housed in the garage) are also included. A shower room completes the downstairs accommodation and comprises a corner shower cubicle, a basin set into storage, a WC, and a towel radiator.



FEATURES

- Detached house in Haddington
- Entrance porch and hall with storage
- Triple-aspect living room
- Formal dining room
- Dining kitchen
- Three double bedrooms
- Shower room and separate bathroom
- Spacious, south-facing garden
- Attached single garage
- Private, multi-car driveway
- Gas central heating and double glazing





On the first floor, a landing (with storage) leads to the home's three bedrooms and a family bathroom. All three double bedrooms offer plenty of space for furniture and two are accompanied by built-in storage. The modern bathroom comes complete with a bathtub with an overhead shower and a glazed screen, a WC-suite set into storage, a mirrored, wall-mounted vanity cabinet, and a towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by a spacious rear garden, enviably south-facing and featuring a lawn, planting areas, gravelled sections, a raised patio for outdoor seating and barbecues, a greenhouse, and a shed. Excellent private parking is provided by a multi-car driveway leading to an attached single garage.

Extras: all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, washing machine, chest freezer, and dryer will be included in the sale. Some of bedroom one's furniture will also be included, along with the greenhouse, shed, patio furniture and potted plants in the garden.







HADDINGTON, EAST LoTHIAN

Haddington is a lovely historic market town 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. East Lothian's state-of-the-art library and museum, the John Gray Centre is also on the High Street, offering interesting exhibitions throughout the year. For the sport 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. 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

