



GARDEN STIRLING BURNET

14 LYNN LEA AVENUE, HADDINGTON,
EAST LOTHIAN, EH41 4AF





SUMMARY

Part of an established development in Haddington, this end-terrace house offers two bedrooms with built-in storage, a large, dual-aspect reception room, a kitchen, and a bathroom, plus low-maintenance gardens and access to unrestricted parking bays. The property is ideally proportioned for first-time buyers, young families, professionals, and rental investors alike, and lies on the edge of the town yet within easy reach of amenities and transport links.

Extras: curtain poles, light fittings and cooker to be included in the sale







"The property is situated on the edge of Haddington, within easy reach of amenities and transport links."







"The two-bedroom house offers an ideally proportioned starter home or rental investment."

FEATURES

- End-terrace house in Haddington
- Part of an established development
- Entrance porch
- Sunny, dual-aspect living/dining room
- Kitchen with garden access
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Low-maintenance front and rear gardens
- Unrestricted parking bays
- Gas central heating and double glazing





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

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HOUSE SALES

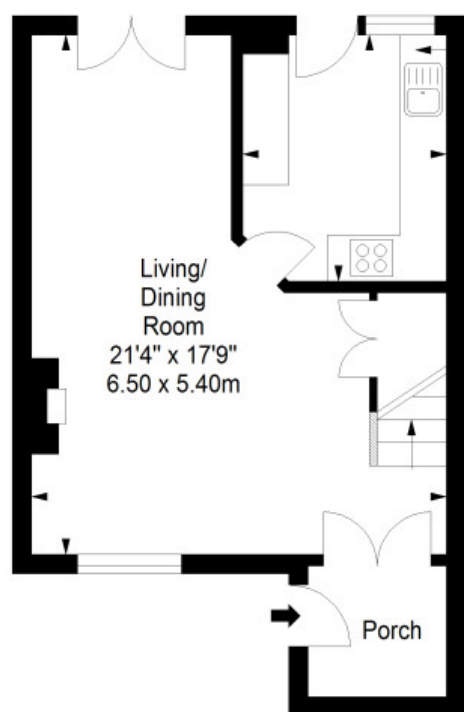
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

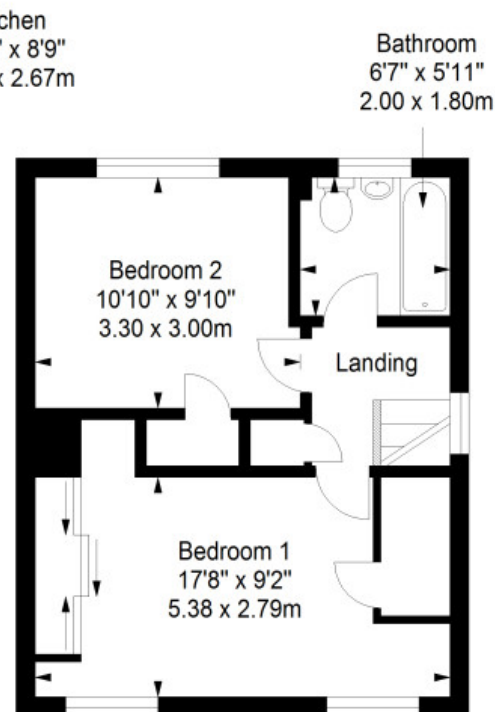
Ground Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



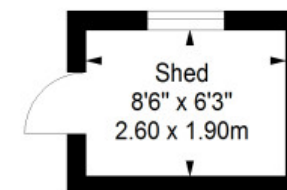
First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



Shed

Approx. 4.9 sq. metres (52.7 sq. feet)



Total area: approx. 80.2 sq. metres (863.2 sq. feet)