



GARDEN STIRLING BURNET

ROSEGARTH, KNOX PLACE
HADDINGTON, EAST LOTHIAN, EH41 4DY

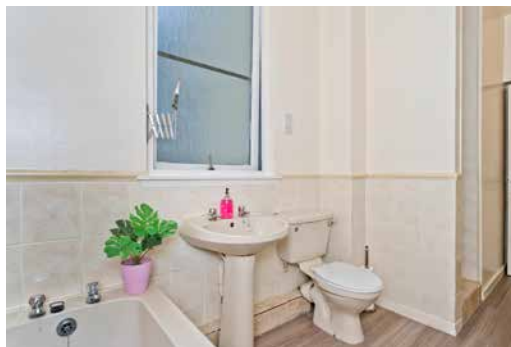


ROSEGARTH, KNOX PLACE

Haddington
East Lothian
EH41 4DY

Generous detached house in Haddington with five bedrooms, two reception areas, a breakfasting kitchen/dining room, and two bathrooms, plus a good-sized garden, a detached single garage, and a private driveway.

- Ⓢ Generous detached house in Haddington
- Ⓢ Entrance vestibule and hall with storage
- Ⓢ Southeast-facing living room
- Ⓢ Breakfasting kitchen/dining room
- Ⓢ Versatile sitting room
- Ⓢ Four double bedrooms
- Ⓢ One single bedroom
- Ⓢ Four-piece family bathroom
- Ⓢ Separate shower room
- Ⓢ Good-sized rear garden
- Ⓢ Detached single garage and private driveway
- Ⓢ GCH and DG



DESCRIPTION

This five-bedroom, two-bathroom detached house is situated on a leafy street in Haddington and represents a fantastic home for growing families, with spacious rooms offering excellent flexibility. The home lies within strolling distance of the town centre and Haddington's excellent amenities.

The home's sheltered front door opens into an entrance vestibule flowing through to a hall with built-in storage. On your right, you step into a living room, where a southeast-facing window captures sunny natural light and a spacious footprint offers flexibility for various arrangements of lounge furniture. The living room is conveniently connected to the kitchen, which offers the perfect space for everyday family life and entertaining alike, with a breakfast bar and space for a dining table and chairs. The kitchen is fitted with modern white wall and base cabinets, granite-inspired worktops with matching splashback panels, and integrated appliances comprising an oven and grill and an electric hob, whilst a freestanding fridge/freezer and washing machine are available if desired. The kitchen also features two external doors – one out to the garden and the other next to the garage. Three bedrooms and a bathroom are also found on the ground floor. The principal bedroom is accompanied by built-in storage and one of the others offers potential to be utilised as a home office, whilst the four-piece bathroom comprises a bath, a separate shower enclosure, and a WC-suite.

On the first floor, a landing (with storage) leads to a sitting room, the two final bedrooms, and a shower room. The spacious sitting room offers various options for use, and the bedrooms consist of a double and a single. The shower room comprises a shower cubicle, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is accompanied by a good-sized rear garden predominantly laid to lawn and featuring a wealth of trees (including mature plum and apple trees) and shrubbery. Off-street parking is provided by a detached single garage and a large private driveway.

Extras

All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. The fridge/freezer and washing machine are also available if desired.

Energy Rating : E

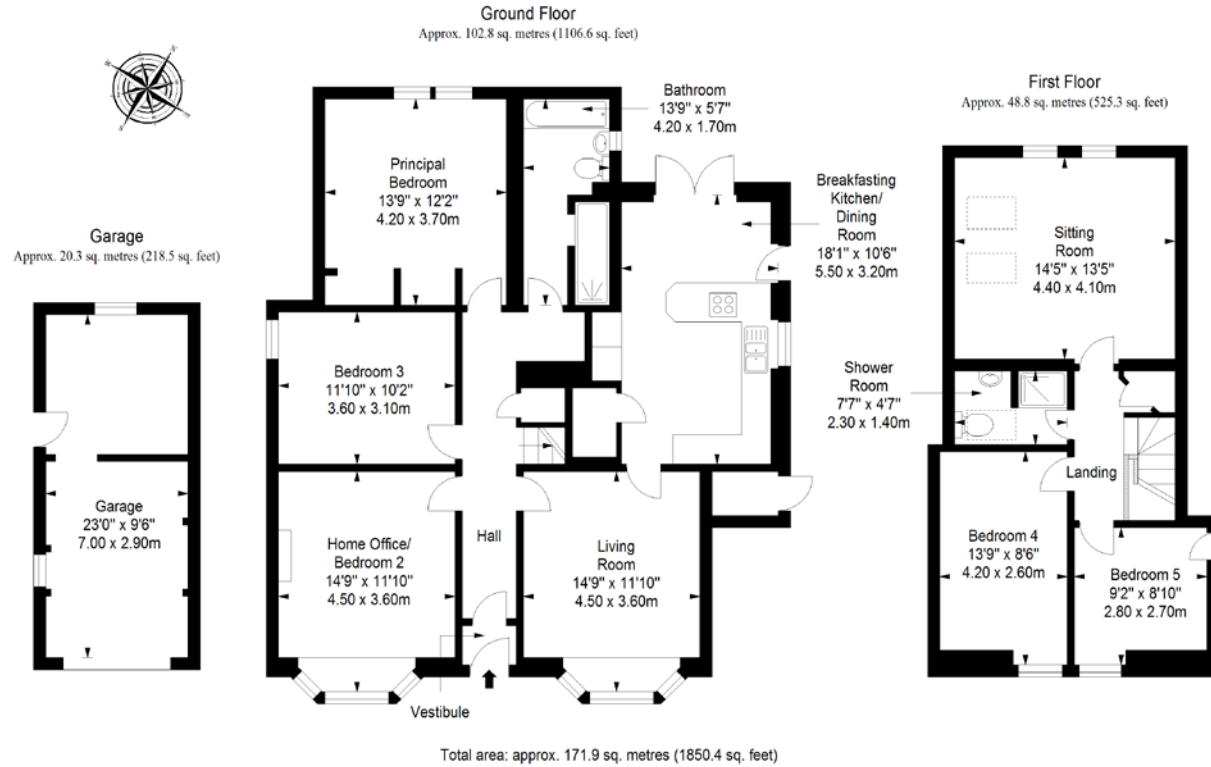
VIEWING :

Open viewing Sat & Sun 1-3pm. Tel GSB Properties on 01620 825368



"...This five-bedroom, two-bathroom detached house is situated on a leafy street in Haddington and represents a fantastic home for growing families..."





OFFERS TO:

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HOUSE SALES

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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.



LOCATION

Nestled in East Lothian's picturesque countryside, the historic market town of Haddington enjoys the best of both worlds. The town centre is home to a wealth of independent retailers, restaurants, cafés, pubs, takeaways, banks, a chemist, minimarkets, a supermarket, a children's soft play, several hairdressers and the John Gray Centre, offering a state-of-the-art library and a museum. Residents of Haddington are never far from leafy parks and scenic open countryside, and the tranquil River Tyne provides the perfect back drop for a leisurely stroll, run or cycle. For sports, fitness and golf enthusiasts, Haddington offers its own golf course, and Aubigny Sports Centre incorporates two swimming pools, a sauna and steam room, a Bodyworks gym, a range of fitness classes, a sports hall, a café and a handy creche service. Schooling is well-catered for in the town, with nursery and primary schooling at Haddington Infant School and King's Meadow Primary School, and secondary schooling provided at Knox Academy. The area is well-served by regular bus links across the county and into the capital, and thanks to its close proximity to the A1, commuting to Edinburgh, Berwick or further afield is swift and convenient.