



GARDEN STIRLING BURNET

**36 LYNN LEA AVENUE**  
HADDINGTON, EAST LOTHIAN, EH41 4AF

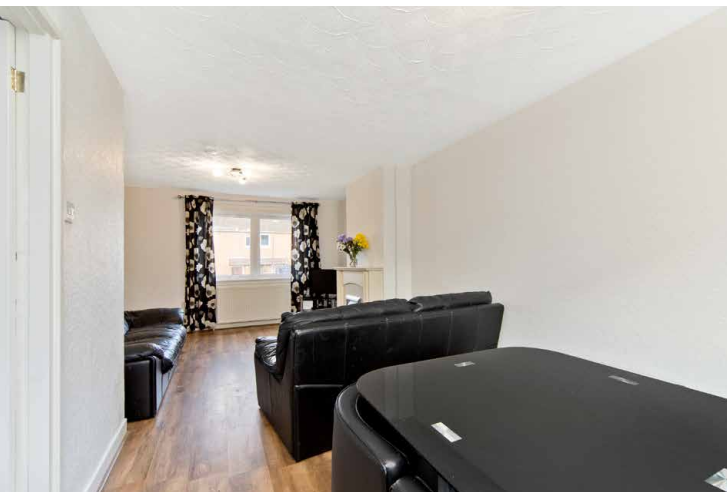






## PROPERTY SUMMARY

This end-terrace house is situated in an established residential area of Haddington and offers two bedrooms, a generous reception room, a spacious kitchen, and a modern bathroom, as well as private front and rear gardens and access to unrestricted on-street parking.









**"The house is in walking distance of the local amenities, schools and recreational facilities."**









**"This house would make an ideal purchase for first-time buyers, young families, commuting professionals, couples, and rental investors alike."**

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## **FEATURES**

- Welcoming entrance hall
- Dual-aspect living/dining room
- Airy kitchen with modern cabinets, walk-in storage cupboard and garden access
- Two good-sized double bedrooms (one with built-in wardrobe and over the stairs storage)
- Gas central heating and double glazing
- Attractive, modern three-piece bathroom with electric shower
- Private front and south facing rear gardens
- Access to unrestricted on-street parking
- Extras – Cooker, extractor fan, washing machine, dishwasher, fridge freezer, sofas, shed and bin storage. Some additional items of furniture are also offered.









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

**Tel: 01620 825 368  
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**DX540733 Haddington**



HOUSE SALES

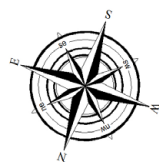
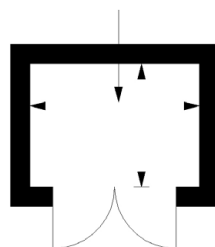
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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.

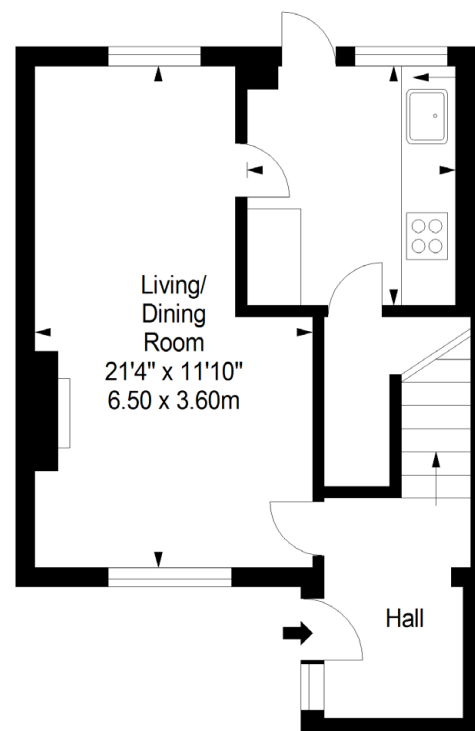
## FLOORPLAN

**Shed**  
Approx. 3.5 sq. metres (37.7 sq. feet)

Shed  
7'3" x 5'3"  
2.20 x 1.60m



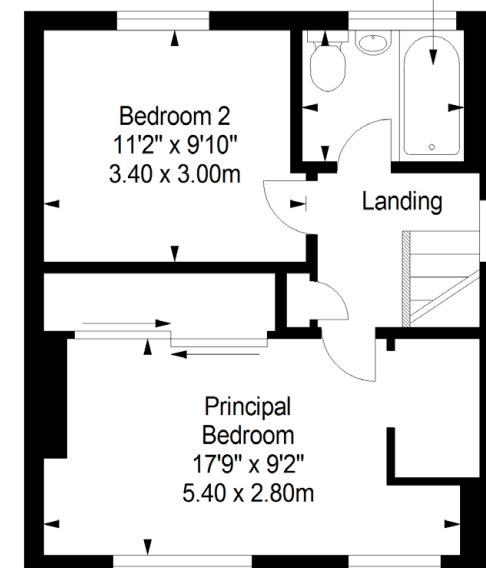
**Ground Floor**  
Approx. 39.6 sq. metres (426.2 sq. feet)



**First Floor**  
Approx. 37.8 sq. metres (406.9 sq. feet)

Kitchen  
10'2" x 8'10"  
3.10 x 2.70m

Bathroom  
6'11" x 5'7"  
2.10 x 1.70m



Total area: approx. 80.9 sq. metres (870.8 sq. feet)