



GARDEN STIRLING BURNET

**13 HOPE PARK**  
HADDINGTON, EAST LOTHIAN, EH41 3AH





## PROPERTY SUMMARY




This traditional, stone-built, mid-terrace house is presented in true move-in condition with immaculate neutral interiors and quality fixtures and fittings. The three-bedroom home also enjoys a central location in the market town of Haddington, set near amenities and transport links, with an easy commute to Edinburgh. It offers sociable open-plan living, and is flanked by well-tended gardens.

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





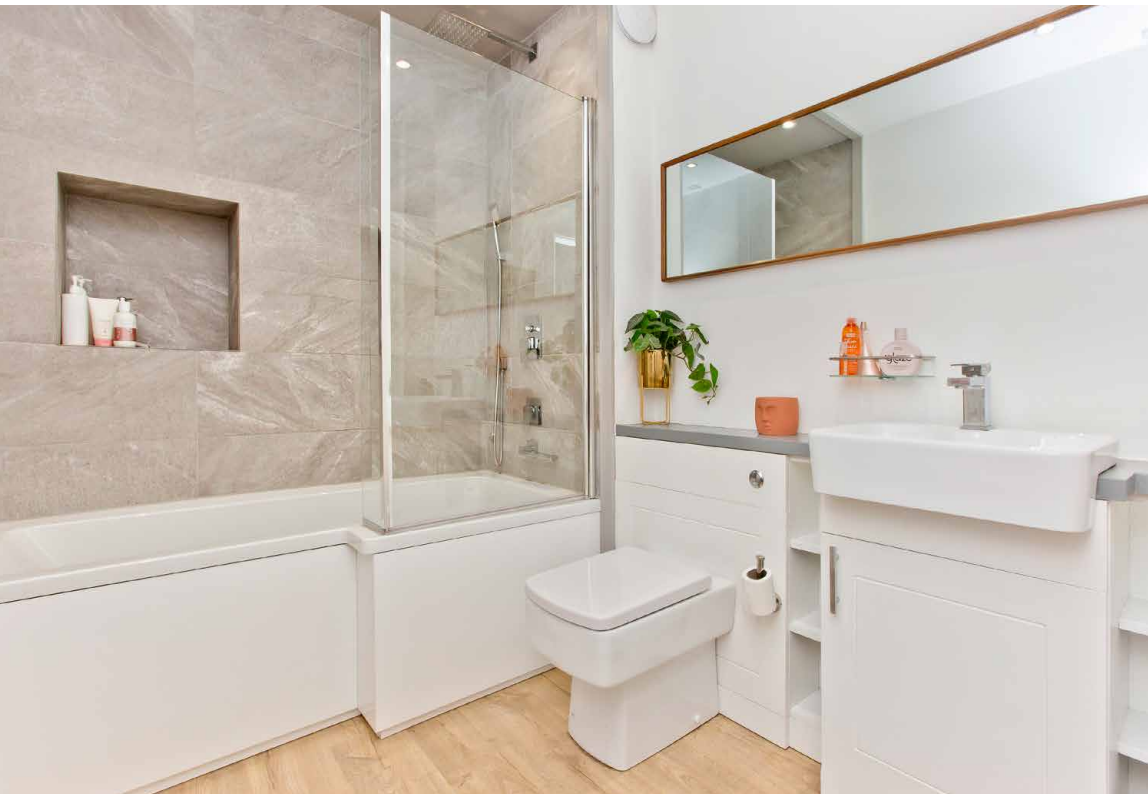




"...Presented in true move-in condition with immaculate neutral interiors and quality fixtures and fittings..."







**"...It offers sociable open-plan living, and is flanked by well-tended gardens..."**

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## **FEATURES**

- Traditional mid-terrace house
- Haddington conservation area
- Bright, southwest-facing aspect
- Naturally-lit hall with storage
- Open-plan kitchen/living room with a log-burning stove
- Dining room with garden access
- Two double bedrooms with storage
- Versatile single bedroom
- High-spec bathroom with rainfall shower
- Easy-to-maintain front garden
- Large, fully-enclosed rear garden
- Unrestricted on-street parking
- Gas central heating & double glazing









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

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



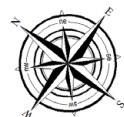
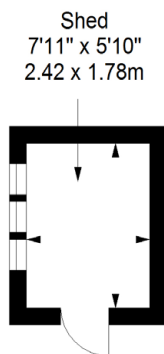
**HOUSE SALES**

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.

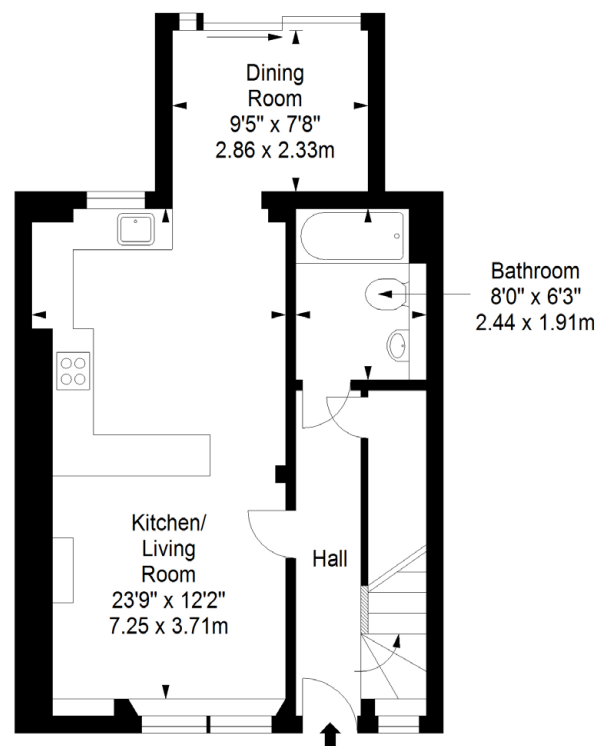
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

# FLOORPLAN

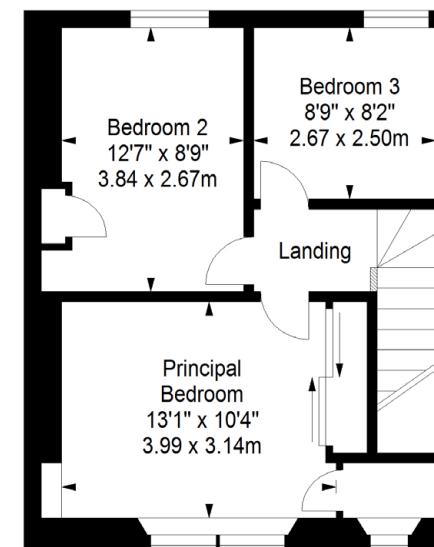
**Shed**  
Approx. 4.3 sq. metres (46.3 sq. feet)



**Ground Floor**  
Approx. 47.0 sq. metres (505.9 sq. feet)



**First Floor**  
Approx. 41.1 sq. metres (442.4 sq. feet)



Total area: approx. 92.4 sq. metres (994.6 sq. feet)