



GARDEN STIRLING BURNET

34 ARTILLERY PARK
HADDINGTON, EAST LoTHIAN, EH41 3QA





SUMMARY

This two-bedroom end-terrace house forms part of an established residential development in Haddington, occupying a generous corner plot and therefore enjoying spacious gardens and excellent off-street parking. The home has evidently been well-maintained over the years and now offers an exciting opportunity to carry out cosmetic upgrades and modernisation, providing a blank canvas for the new owner to put their own stamp on. Haddington is home to excellent amenities, including shops, schools, transport links, and scenic open spaces, whilst the rest of East Lothian and the city are easily accessible.

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







"This two-bedroom end-terrace house in Haddington is set on a generous corner plot, enjoying spacious gardens and off-street parking."







"The home and its location, close to excellent amenities, are sure to appeal to a wide demographic."

FEATURES

- End-terrace house in Haddington
- Set on a generous corner plot
- Opportunity for modernisation and upgrades
- Entrance hallway
- Generous, dual-aspect living/dining room
- Good-sized kitchen with garden access
- Two spacious double bedrooms
- Bright shower room
- Spacious front and rear gardens
- Private multi-car driveway
- Gas central heating system
- Double-glazed windows





**OFFERS TO:
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Haddington
EH41 3JS**

**Tel: 01620 825 368
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DX540733 Haddington

espc

HOUSE SALES

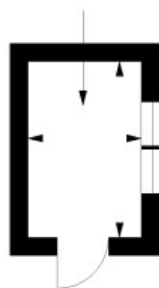
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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.

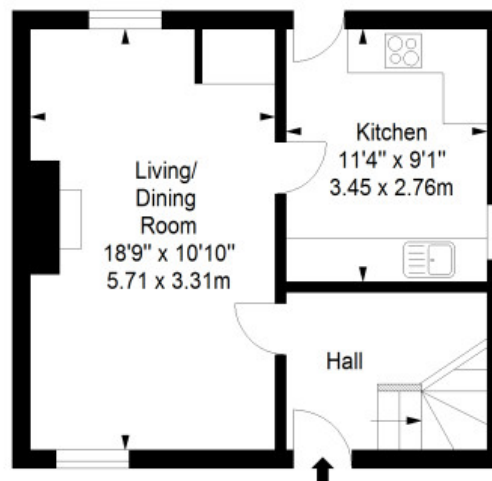
FLOORPLAN

Shed
Approx. 3.7 sq. metres (39.8 sq. feet)

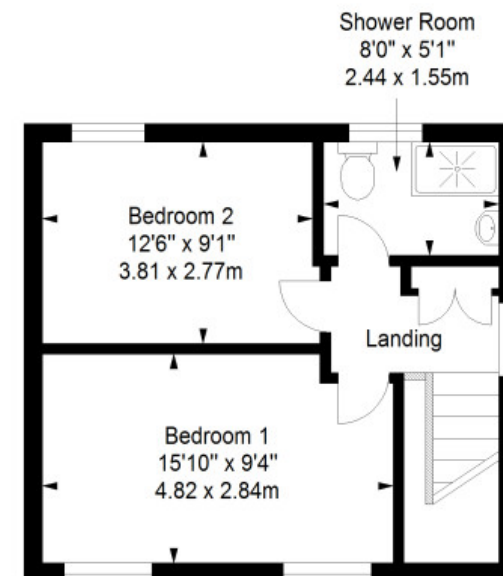
Shed
7'10" x 5'0"
2.40 x 1.53m



Ground Floor
Approx. 35.9 sq. metres (386.4 sq. feet)



First Floor
Approx. 35.9 sq. metres (386.4 sq. feet)



Total area: approx. 75.5 sq. metres (812.6 sq. feet)