



GARDEN STIRLING BURNET

5 PARK LANE

HADDINGTON, EAST LoTHIAN, EH41 4EH



PROPERTY SUMMARY



Enjoying a large Living Room, Kitchen / Dining Room and four Bedrooms, with generous storage throughout, this detached bungalow is situated on a quiet residential street in Haddington, within walking distance of the town centre. It is set within garden grounds including a private driveway and a large car port. The property offers its new owners an exciting opportunity for modernisation, giving them a blank canvas to put their own stamp on. The front door opens into a vestibule flowing through to a hall with built-in storage. Leading off the hall to the right is a living room, where dual-aspect, floor-to-ceiling windows flood the space with sunny natural light throughout the day and frame garden views. The room occupies a generous footprint and is conveniently connected to the kitchen, which is also separately accessible from the hall.



STAGED



CGI





The kitchen also has full-length windows which capture wonderful natural light and frame views of the garden, and is currently fitted with a selection of cabinets which have been designed to provide space for freestanding appliances. A large designated space for dining offers room for a sizeable table and chairs. A small utility room supplements the kitchen and a rear vestibule (with storage and a WC) affords access to the back garden.

The home accommodates three double bedrooms and a single bedroom. The doubles benefit from large built-in wardrobes, whilst the single bedroom offers alternative use as a home office.







The four-piece bathroom comprises a bathtub, a separate shower enclosure, a pedestal basin, and a WC. The home is kept warm by a gas central heating system and the windows are all double glazed.

Externally, the bungalow is accompanied by front, side, and rear gardens, with neat lawned areas, established shrubbery, hedges, and colourful planting, gravelled and paved areas, a shed, and a greenhouse. The gated driveway and the car port offer private off-street parking.

Extras: The property shall be sold as seen.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.

FEATURES

- Detached bungalow in Haddington
- Opportunity for modernisation
- Entrance vestibule and hall with storage
- Large living room
- Kitchen/dining room
- Three double bedrooms
- One single bedroom
- Four-piece bathroom
- Second self enclosed WC
- Generous storage throughout
- Good-sized gardens
- Private gated driveway and car port
- Gas central heating and double glazing





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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.

FLOORPLAN

