



GARDEN STIRLING BURNET

# 1 GIFFORDGATE

HADDINGTON, EAST LoTHIAN, EH41 4AS







This traditional terraced house is situated overlooking the River Tyne in Haddington and offers spacious, family orientated accommodation including five bedrooms, two reception rooms, a kitchen, and two shower rooms, in addition to a sunny garden, an attached single garage, and unrestricted on-street parking.

The sheltered front door opens into a hall with space for furniture items. The open-plan dining room and kitchen is found on a split level between the ground and first floors, and offers the perfect space for family life and dinner parties alike. The dining room offers more than enough space for a large dining table and chairs alongside additional furniture, whilst the adjoining kitchen is fitted with a selection of wall and base cabinets, plentiful workspace, and splashback tiling. A double oven, a gas hob, and an extractor hood, are integrated, whilst freestanding goods comprising a fridge, a freezer, a washing machine, and a dishwasher are included. The living room is located on the first floor, positioned overlooking the river, and occupies an exceptionally generous footprint, allowing for various configurations of lounge furniture, arranged around a stone-style feature wall with an electric fire inset.

## FEATURES

- End-terrace house in Haddington
- Overlooking the River Tyne
- Entrance hallway
- Large living room with river views
- Open-plan kitchen and dining room
- Five bedrooms with built-in wardrobes
- Two shower rooms
- Sunny rear garden
- Attached single garage
- Additional on-street parking
- Gas central heating and double glazing











The home accommodates five bedrooms, with three on the ground floor and the remaining two on the first floor. The bedrooms are well-proportioned and accompanied by built-in wardrobes, and the smallest could alternatively be utilised as a home office. Two shower rooms complete the accommodation on offer. Gas central heating and double glazing (except one small window in the downstairs shower room) ensure year-round comfort and efficiency.

Externally, the home is accompanied by a sunny rear garden with a spacious, manicured lawn, a patio for outdoor seating, and leafy shrubbery. Private parking is provided by an attached single garage, with on-street parking also available.

Extras: all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and freestanding goods will be included in the sale. Some furniture is available if desired.





## HADDINGTON, EAST LoTHIAN

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre is also on the High Street, offering interesting exhibitions throughout the year. For the sport and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.













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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

