



GARDEN STIRLING BURNET

**10 TYNE COURT, HADDINGTON, EAST LOTHIAN, EH41 4BL**  
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Set within a peaceful riverside development in the historic market town of Haddington, approximately 30 minutes commute from Edinburgh, this maisonette flat is located on first and second-floor levels, boasting three bedrooms, a shower room, a sunny reception area with an adjoining breakfasting kitchen. The property benefits from access to communal garden grounds and residents' parking, with town centre amenities virtually on the doorstep.

Shared external steps lead up to the front door, which opens into an entrance hall enjoying the practical features of built-in storage and wood-toned flooring that continues throughout this level. From the hall, you step into a sunny and spacious reception area lit by twin southwest-facing windows and promising flexible floor space for both comfortable furniture and seated dining. This congenial space flows conveniently into a modern breakfasting kitchen, attractively appointed with a selection of beech-toned cabinets framed by subtle mosaic tiling. A range of freestanding goods further equip the space, including an electric cooker (with a fitted extractor), a tall fridge freezer, and a dishwasher. A washing machine and tumble dryer are housed in a neighbouring utility room fitted with shelving.

## FEATURES

- Central market town setting
- Quiet riverside development
- Maisonette first/second-floor flat
- Entrance hall with storage
- Southwest-facing living/dining room
- Breakfasting kitchen with utility room
- 1 Double bedroom
- 2 Single bedrooms
- Bright shower room
- Communal garden grounds external store
- Residents' parking
- GCH and DG





Upstairs, on the second floor, a landing (with storage) affords access to a double bedroom and two single bedrooms. One single room benefits from cupboard storage and is currently utilised as a home study. Completing the accommodation on offer is a bright shower room with a WC, a pedestal basin framed by stylish tilework, and an aqua-panelled walk-in shower enclosure. The property is kept warm and efficient by gas central heating and full double-glazing.

Externally, the development provides its residents with shared access to a central courtyard garden with seating and landscaped features. Also on offer is off-street parking and a handy external store for communal use.

Extras: All fitted floor and window coverings, light fittings, and freestanding appliances are included in the sale.







## Haddington, East Lothian

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. The town offers a wealth of amenities and state-of-the-art facilities on its vibrant High Street. Large supermarkets and various independent retailers are all on offer. There is an excellent selection of coffee houses, cafés, eateries, restaurants and pubs. Haddington also offers a range of boutique shops, art galleries (including the famous Peter Potter Gallery), hardware shops, charity shops and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre, is on the High Street. Haddington offers good state schools at both primary and secondary levels, as well as a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sport Centre (with 2 swimming pools and various fitness classes), and, for walkers, strolls along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick or further afield.







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**espc**

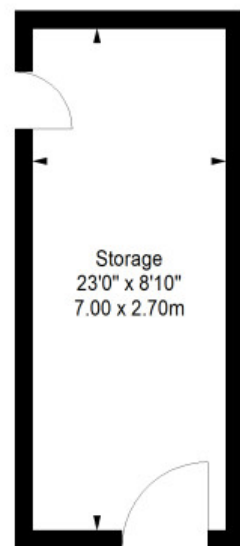
HOUSE SALES

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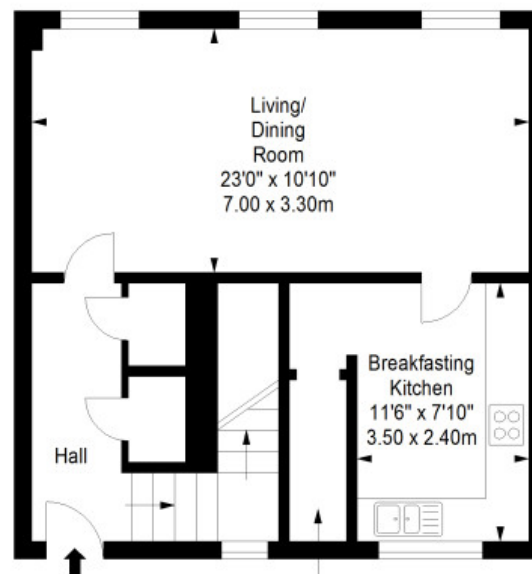
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a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

## FLOORPLAN

**Communal Storage**  
Approx. 18.9 sq. metres (203.4 sq. feet)

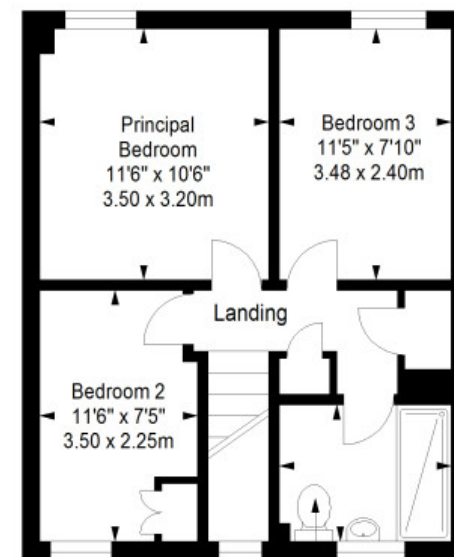


**First Floor**  
Approx. 49.7 sq. metres (535.0 sq. feet)



Utility Room

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



Shower Room  
7'7" x 6'3"  
2.30 x 1.90m

Total area: approx. 109.7 sq. metres (1180.8 sq. feet)