



GARDEN STIRLING BURNET

2 JOHN BROWN COURT,
HADDINGTON, EAST LoTHIAN, EH41 3JB





This large one-bedroom ground-floor apartment is part of a conversion of the Old Evangelical Union Church, a B-listed Georgian meeting house built in 1806. The home offers light-filled rooms that are generously proportioned and finished to modern standards in neutral hues. It also boasts a secure private garage. Furthermore, the property is within the Haddington conservation area on a quiet cul-de-sac in the very heart of the town, just a stone's throw from amenities and transport links.

The home's front door is reached via a secure entry system and shared entrance. Stepping inside, you are greeted by a welcoming hall, defined by light neutral décor and a plush carpet. It offers built-in storage and leads directly into the living/dining room, which continues the attractive styling. Here, there is a spacious footprint for a variety of furnishings, alongside a handsome fireplace that acts as a focal point for arranging the room. It has dual-aspect windows, and enjoys a bright and airy ambience throughout the day. The breakfasting kitchen is next door. It is equipped with a generous array of wood-fronted cabinets, and has sweeping worksurfaces, as well as space for a table and chairs. It also comes with a full range of freestanding appliances.

FEATURES

- Large ground-floor apartment
- Part of a B-listed Georgian building
- In the Haddington conservation area
- Light neutral interiors throughout
- Secure telephone-entry system
- Welcoming hall with storage
- Large, dual-aspect living/dining room
- Well-appointed breakfasting kitchen
- Spacious double bedroom with built-in wardrobe
- Bathroom with five-piece suite
- Communal front garden
- Private garage for secure parking
- Electric heating and traditional windows





Meanwhile, the double bedroom mirrors the décor of the living area, providing a blank canvas for buyers. It has a generous footprint for a wide range of bedside furnishings and it benefits from a built-in wardrobe too. The accommodation is finished by a large bathroom, fitted with a five-piece suite comprised of a toilet, a bidet, a washbasin, a bathtub, and a shower cubicle. The property has electric heating for cosy evenings and traditional windows for a flood of natural light.

Outside, the apartment benefits from a private garage for secure parking; it also has shared use of a low-maintenance front garden. Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge/freezer, a dishwasher, and a washing machine to be included in the sale.







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.







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

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington



HOUSE SALES

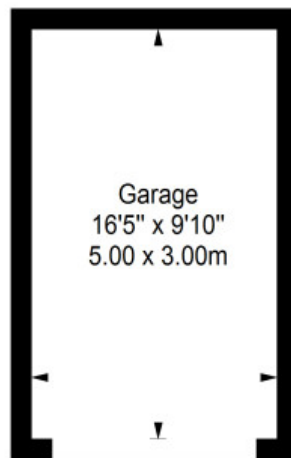
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

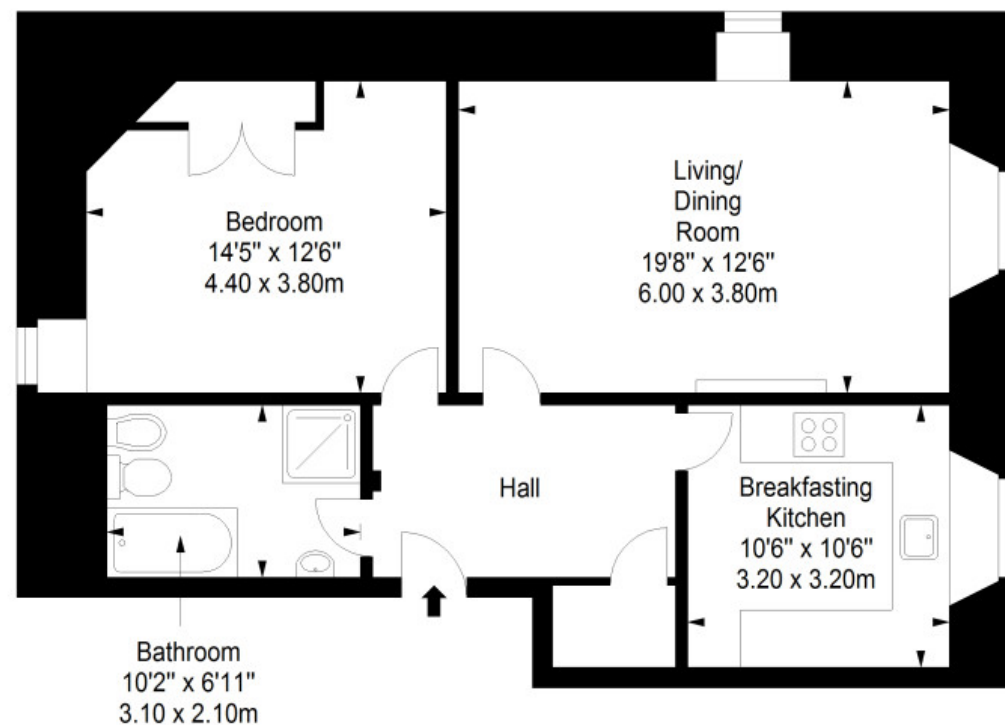
Garage

Approx. 15.0 sq. metres (161.5 sq. feet)



Ground Floor

Approx. 72.3 sq. metres (778.2 sq. feet)



Total area: approx. 87.3 sq. metres (939.7 sq. feet)