



GARDEN STIRLING BURNET

22 ARTILLERY PARK
HADDINGTON, EAST LoTHIAN, EH41 3QA





This well-presented main-door upper flat is situated within an established residential area of Haddington and offers a double bedroom, a spacious reception room, a kitchen, and a bathroom, all enhanced by modern presentation. The flat is accompanied by a private garden area, access to a shared drying area, and access to unrestricted on-street parking.

A set of external steps leads to the flat's front door, which opens into an entrance vestibule with built-in storage, leading through to a welcoming hallway with loft access. Straight ahead, you step into a well-proportioned reception room, where a spacious footprint provides space for configurations of furniture catering for both relaxation and dining. The room is lit by dual-aspect windows and enjoys soft dove-grey décor and a fitted carpet for optimum comfort underfoot. The kitchen is conveniently connected to the living and dining room and is appointed with modern white wall and base cabinets, framed by granite-inspired worktops and featuring an integrated oven, hob, and extractor hood. Provision is also made for freestanding and undercounter appliances.

FEATURES

- Main-door upper flat in Haddington
- Attractive, modern interiors
- Vestibule (with storage) and hall
- Dual-aspect living/dining room
- Modern kitchen
- Double bedroom with built-in wardrobe
- Bathroom with shower-over-bath
- Private low-maintenance garden
- Communal drying area
- Unrestricted on-street parking
- Electric heating and double glazing





The flat's double bedroom echoes the presentation of the living room with the same décor and carpeting. It offers plenty of space for freestanding furniture and is accompanied by a good-sized built-in wardrobe. The bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a basin, and a WC. The property has electric heating and the windows are all double glazed.

Externally, the flat is accompanied by a communal drying area and a low-maintenance garden which, subject to the correct permissions, could be a driveway for off-street parking. At the moment, the flat benefits from access to unrestricted on-street parking.

Extras: all fitted floor coverings, window coverings, light fittings, and kitchen appliances will be 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.





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

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

DX540733 Haddington



HOUSE SALES

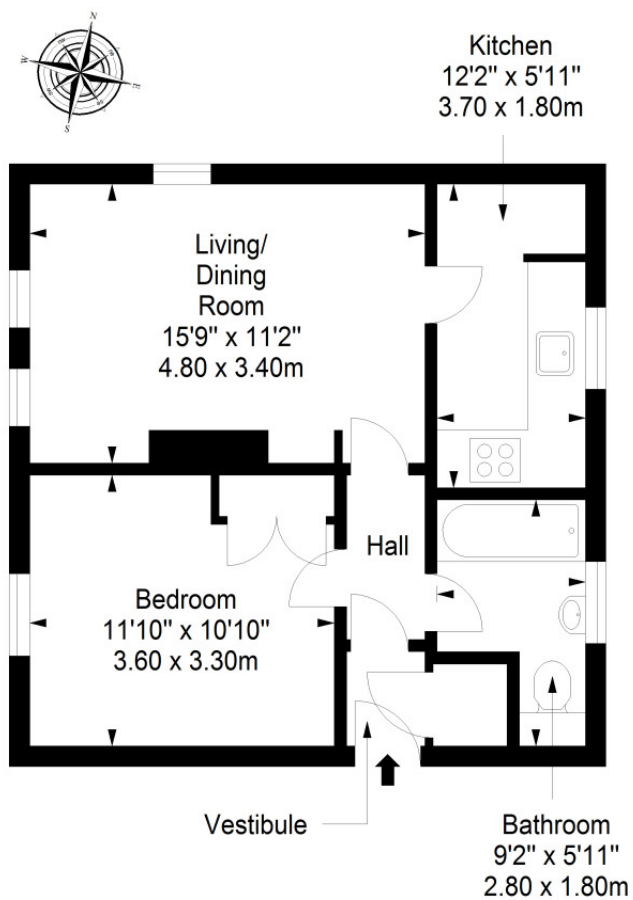
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

First Floor

Approx. 46.1 sq. metres (496.2 sq. feet)



Total area: approx. 46.1 sq. metres (496.2 sq. feet)