



GARDEN STIRLING BURNET

**18 DURIE'S PARK,**  
ELPHINSTONE, TRANENT, EH33 2LP





## SUMMARY

This detached bungalow is a spacious two-bedroom residence, which offers a semi-rural lifestyle in the peaceful village of Elphinstone. The village is surrounded by beautiful open countryside, within easy reach of the coast and just 30 minutes by car from Edinburgh city centre. Furthermore, the property is well-presented throughout with elegant interiors, including a modern kitchen and shower room. It features three reception areas, private parking, and low-maintenance gardens, including a fully-enclosed, south-facing rear garden.

Extras: all fitted floor and window coverings, light fittings, a gas cooker, a fridge/freezer, and a dishwasher to be included in the sale.







"Three reception rooms, two bedrooms, and a modern kitchen and shower room; plus, private parking and a south-facing garden"







**"A spacious detached bungalow in the peaceful village of Elphinstone, offering a sought-after semi-rural lifestyle"**

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## **FEATURES**

- A large detached bungalow
- Situated in the village of Elphinstone
- Lightly decorated interiors
- Inviting entrance area and living room
- Good-size dining room
- Triple-aspect sunroom with garden access
- Well-appointed modern kitchen
- Two double bedrooms (one with wardrobes)
- Quality three-piece shower room
- Easy-to-maintain front and rear gardens
- Two garden sheds and a large store (one with electricity and water and another with electricity)
- Secure gated driveway
- Gas central heating and double glazing





OFFERS TO:  
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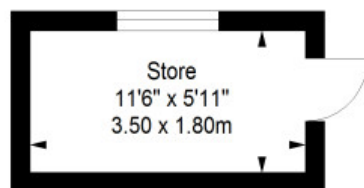
HOUSE SALES

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.

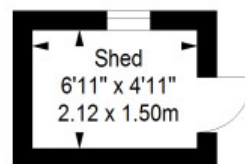
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a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

## FLOORPLAN

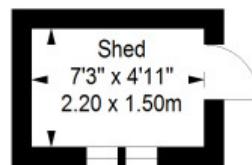
Store  
Approx. 6.3 sq. metres (67.8 sq. feet)



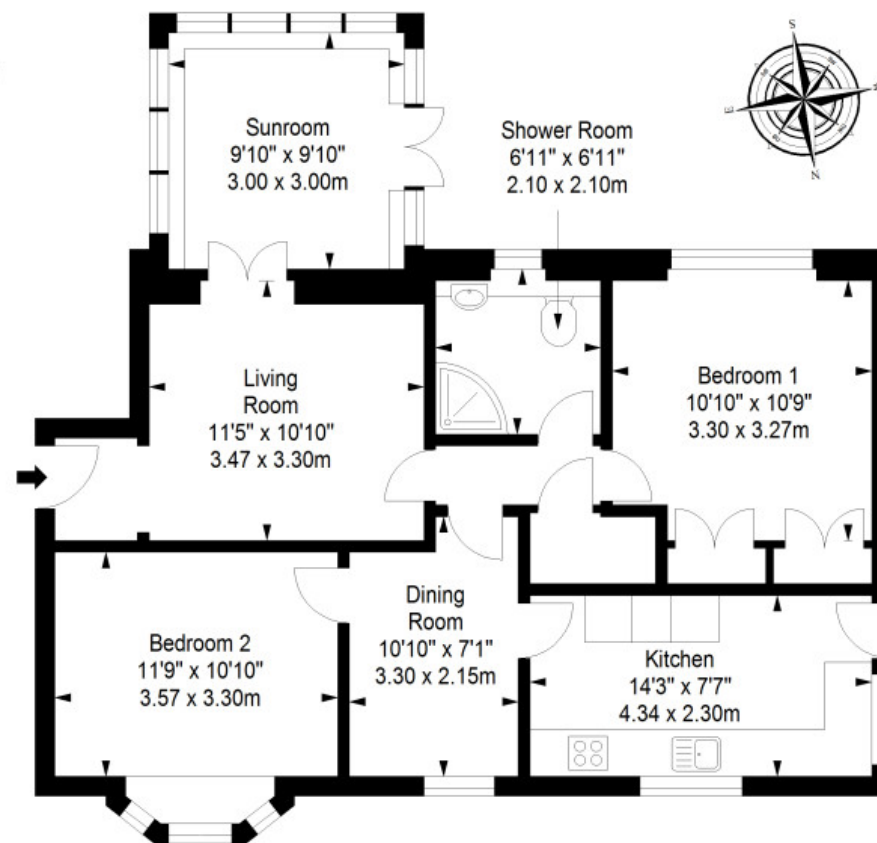
Shed  
Approx. 3.2 sq. metres (34.5 sq. feet)



Shed  
Approx. 3.3 sq. metres (35.5 sq. feet)



Ground Floor  
Approx. 74.1 sq. metres (797.6 sq. feet)



Total area: approx. 86.9 sq. metres (935.4 sq. feet)