



4
SEGGARSDEAN
PARK



GARDEN STIRLING BURNET

4 SEGGARSDEAN PARK
HADDINGTON, EAST LoTHIAN, EH41 4NB





Image Virtually staged by Property Studios



This mid-terraced house is situated within an established residential area of Haddington and offers three bedrooms, two reception areas, a kitchen, and a bathroom (plus a separate WC), all enhanced by modern, neutral interiors. The home enjoys lovely far-reaching views and is accompanied by front and rear gardens and a detached single garage.

The front door is approached via a neat garden and opens into a hall with a large store, under-stair storage, and a useful WC. On your left, you step into a living room, where a southwest-facing window captures sunny natural light throughout the day, and a spacious footprint allows flexibility for various furniture layouts. The room is neutrally decorated and fitted with a carpet for optimum comfort underfoot. The neighbouring dining room offers flexibility and options for use, ideal for seated family meals and entertaining (with direct kitchen access) or, alternatively, as a children's play room or a home office. The kitchen (with a garden entrance) is fitted with modern wood-styled wall and base cabinets, spacious worktops, splashback tiling, and space for freestanding appliances.

FEATURES

- Mid-terraced house in Haddington
- Modern, neutral interiors
- Entrance hall with storage and WC
- Sunny living room
- Versatile dining room
- Kitchen with garden access
- Three bedrooms (two with storage)
- Bathroom with shower-over-bath
- Front and rear gardens
- Detached single garage
- Gas central heating and double glazing





Upstairs, a landing with storage leads to three double bedrooms and a bathroom. The bedrooms are all neutrally decorate and carpeted, and two benefit from built-in storage. The rear-facing bedrooms also enjoy far-reaching views of the adjacent countryside. The bathroom comprises a bath with an overhead shower and a folding glazed screen, and a WC-suite. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the property is accompanied by gardens to the front and rear, and private parking is provided by a detached single garage.

Extras: All fitted floor coverings and light fittings will be included in the sale. Some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.







Haddington

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:
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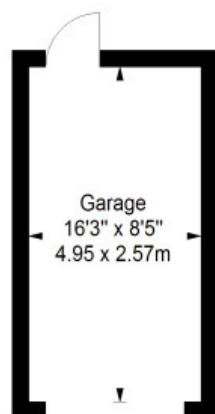
HOUSE SALES

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

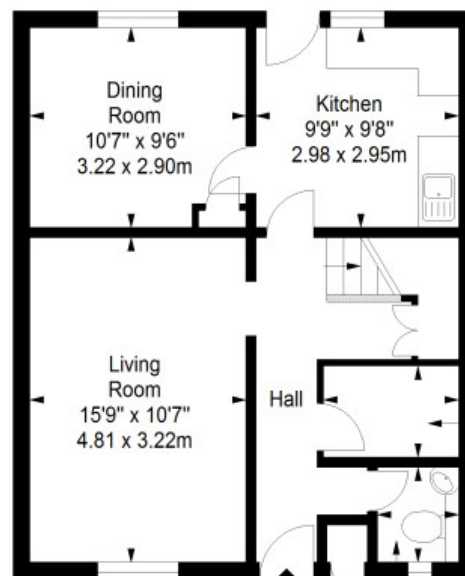
Garage
Approx. 12.7 sq. metres (136.7 sq. feet)



Garage
16'3" x 8'5"
4.95 x 2.57m



Ground Floor
Approx. 50.1 sq. metres (539.3 sq. feet)



Dining Room
10'7" x 9'6"
3.22 x 2.90m

Kitchen
9'9" x 9'8"
2.98 x 2.95m

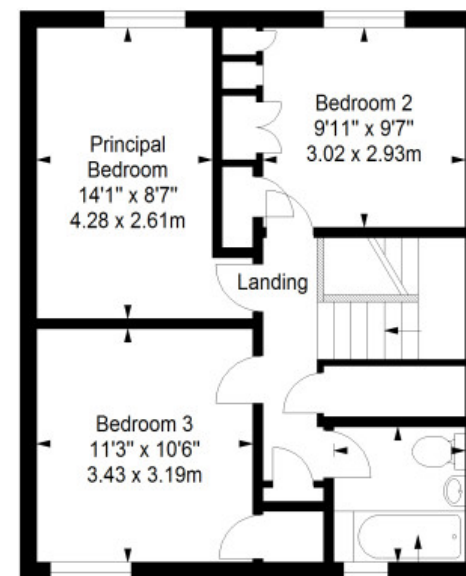
Living Room
15'9" x 10'7"
4.81 x 3.22m

Hall

WC
4'7" x 4'0"
1.39 x 1.22m

Store
6'7" x 4'8"
2.00 x 1.41m

First Floor
Approx. 50.1 sq. metres (539.3 sq. feet)



Principal Bedroom
14'1" x 8'7"
4.28 x 2.61m

Bedroom 2
9'11" x 9'7"
3.02 x 2.93m

Bedroom 3
11'3" x 10'6"
3.43 x 3.19m

Landing

Bathroom
6'6" x 6'6"
1.99 x 1.98m

Total area: approx. 112.9 sq. metres (1215.3 sq. feet)