



GARDEN STIRLING BURNET

20 LONG CRAM
HADDINGTON, EAST LOTHIAN, EH41 4NS





SUMMARY

Tucked in a quiet, leafy cul-de-sac in Haddington, this semi-detached house is presented with immaculate, modern interiors and tasteful décor, providing a move-in condition home that is sure to appeal to a wide demographic.

In addition to the three-bedroom home's quiet position it benefits from close proximity to the town's excellent amenities, including shops, schools, transport links, and scenic open spaces.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.











"The house is situated close to the bustling town's amenities and the surrounding countryside."

FEATURES

- Semi-detached house in Haddington
- Quiet cul-de-sac position
- Entrance porch
- Spacious living room
- Attractive modern kitchen
- Versatile family/garden/dining room with French doors onto garden
- Three bedrooms with storage
- Pristine bathroom with shower-over-bath
- Generous, well-maintained south-facing rear garden and two sheds
- Private driveway for off-street parking
- Gas central heating system
- Double-glazed windows





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

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éspc

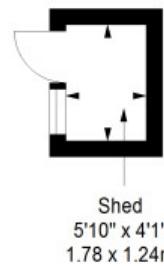
HOUSE SALES

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.

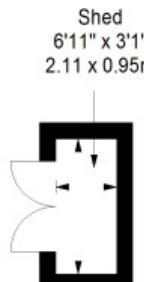
FLOORPLAN

Shed
Approx. 2.2 sq. metres (23.7 sq. feet)



Shed
5'10" x 4'1"
1.78 x 1.24m

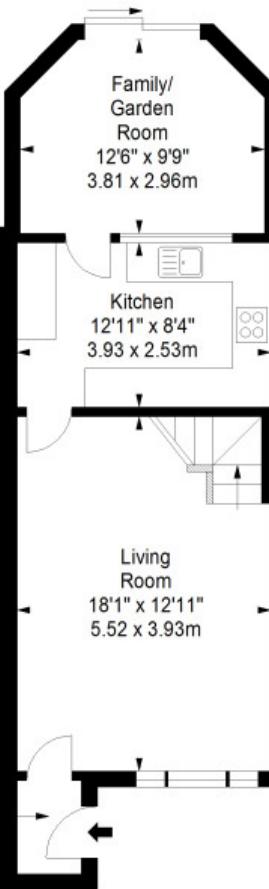
Shed
Approx. 2.0 sq. metres (21.5 sq. feet)



Shed
6'11" x 3'1"
2.11 x 0.95m



Ground Floor
Approx. 45.2 sq. metres (486.5 sq. feet)



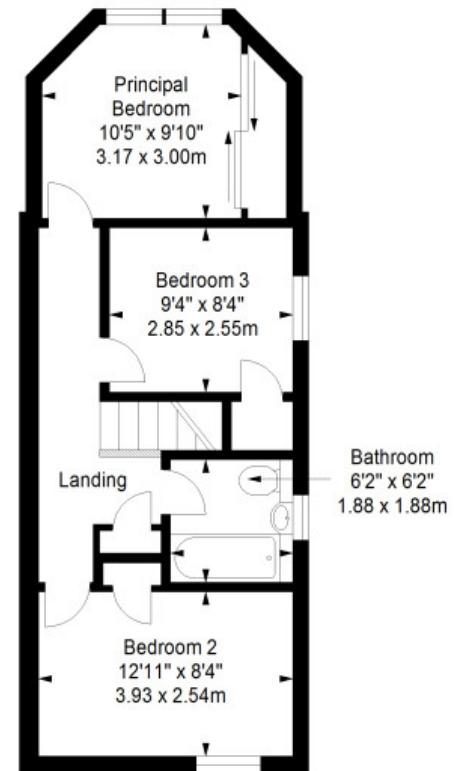
Family/
Garden
Room
12'6" x 9'9"
3.81 x 2.96m

Kitchen
12'11" x 8'4"
3.93 x 2.53m

Living
Room
18'1" x 12'11"
5.52 x 3.93m

Porch

First Floor
Approx. 43.6 sq. metres (469.3 sq. feet)



Principal
Bedroom
10'5" x 9'10"
3.17 x 3.00m

Bedroom 3
9'4" x 8'4"
2.85 x 2.55m

Bathroom
6'2" x 6'2"
1.88 x 1.88m

Bedroom 2
12'11" x 8'4"
3.93 x 2.54m

Total area: approx. 93.0 sq. metres (1001.0 sq. feet)