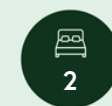




GARDEN STIRLING BURNET

66 ACREDALES
HADDINGTON, EAST LoTHIAN, EH41 4NU





Set within an established residential development in Haddington, this semi-detached house offers two bedrooms, two reception areas, a dining kitchen, a bathroom, and a study, plus front and rear gardens, a detached single garage, and a multi-car driveway. The home would now benefit from a degree of modernisation and cosmetic upgrades, giving the new owner a blank canvas to put their own stamp on. A hallway welcomes you into the property, leading directly into the living room on the right. Illuminated by twin windows, the reception room is decorated in neutral tones and fitted with a carpet for optimum comfort underfoot, and it features a homely fireplace around which various layouts of lounge furniture can be arranged. Double doors from here lead into a kitchen with an adjoining area – perfect for family meals and entertaining with guests. The kitchen is fitted with classically styled wall and base cabinets, workspace, and splashback tiling, with integrated appliances comprising an oven, hob, and extractor fan. Provision is also made for additional freestanding and undercounter appliances. A second set of double doors affords access to a spacious and versatile, southwest-facing sun room with French doors onto the garden. A useful study room completes the ground-floor accommodation, ideal for those requiring a quiet space to work or study from home.

FEATURES

- Semi-detached house in Haddington
- Opportunity for modernisation and cosmetic upgrades
- Entrance hallway
- Living room with fireplace
- Spacious dining kitchen
- Southwest-facing, versatile sun room
- Two double bedrooms (one with excellent storage)
- Bright three-piece bathroom
- Front and rear gardens
- Detached single garage
- Private multi-car driveway
- Gas central heating and double glazing





On the first floor, a landing (with storage) leads to two bedrooms and a bathroom. The larger bedroom has a wealth of built-in storage, whilst the other is southwest-facing and overlooks the rear garden. An attic offers excellent storage space. Finally, the bathroom comprises a bath with an overhead shower, a pedestal basin, and a WC. Gas central heating (powered by a combi boiler replaced in 2022) and double glazing ensure year-round comfort and efficiency. Externally, the house is flanked by front and rear gardens, with the former enjoying a neat lawn and leafy trees and shrubs, whilst the latter is favourably southwest-facing and features paved and gravelled areas for easy upkeep. Excellent private parking is provided by a detached single garage (with a lean-to greenhouse) and a multi-car driveway. Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge, fridge/freezer, washing machine, and sun room and garden furniture will be included in the sale. Some furniture is available by separate negotiation.







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.





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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

