



GARDEN STIRLING BURNET

7 WEMYSS PLACE

HADDINGTON, EAST LoTHIAN, EH41 4DL





SUMMARY

Forming part of a handsome, traditional building in Haddington, within the town's conservation area, this main-door upper villa is tucked in a quiet cul-de-sac, tranquilly overlooking a bowling green. The two-bedroom home offers light and airy accommodation and gives the new owner an opportunity to carry out cosmetic improvements. The villa is sure to appeal to a wealth of buyers, including first-time purchasers, professionals, couples, young families, and rental investors alike.

Extras: All fitted floor coverings, curtains, light fittings, a gas cooker, a washing machine, and a fridge/freezer to be included in the sale.









"This two-bedroom upper villa is tucked within a quiet cul-de-sac in Haddington, overlooking a bowling green."







"The airy property offers an ideal opportunity for cosmetic improvements and modernisation."

FEATURES

- Main-door upper villa in Haddington
- Part of a handsome traditional building
- Set in a cul-de-sac overlooking a bowling green
- Private external entrance and hallway with storage
- Generous, south-facing living/dining room
- Airy fitted kitchen
- Two well-proportioned double bedrooms with built-in storage
- Bright bathroom
- Private area of rear garden (with a garden store)
- Unrestricted on-street parking
- Gas central heating system
- Double-glazed sash-and-case windows





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

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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

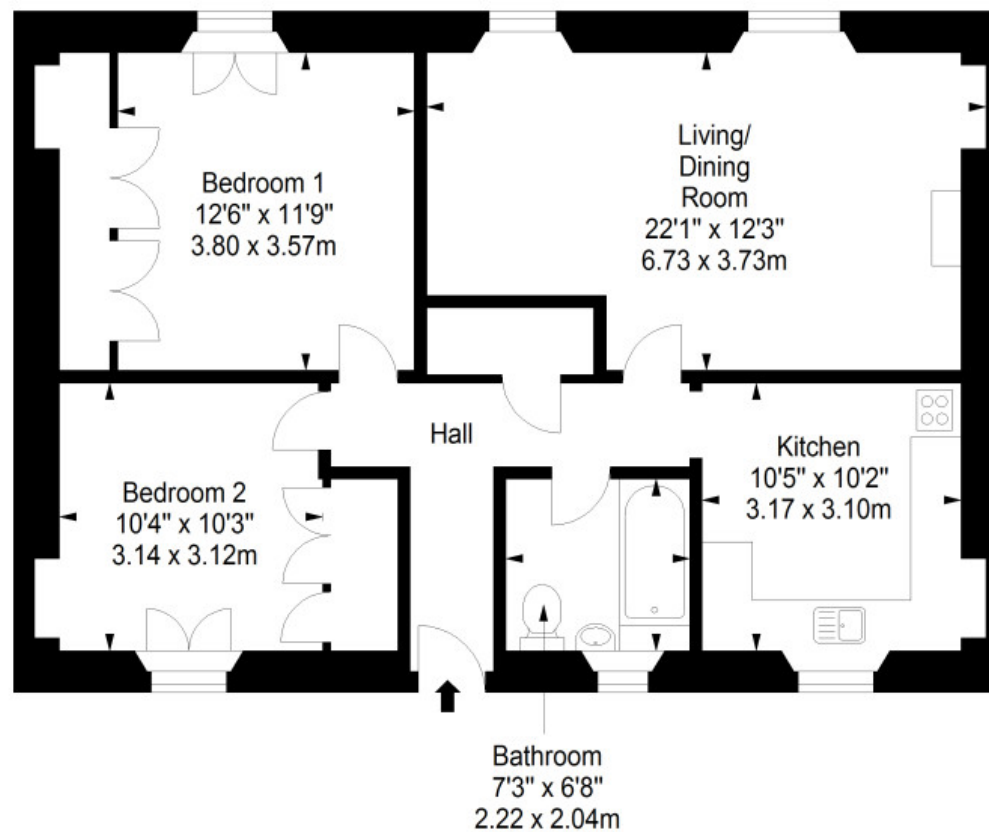
Garden Store (Ground Floor)
Approx. 2.1 sq. metres (22.6 sq. feet)



Garden Store
6'2" x 3'8"
1.88 x 1.13m



First Floor
Approx. 85.5 sq. metres (920.3 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 sq. feet)