



GARDEN STIRLING BURNET

51 SEGGARSDEAN PARK
HADDINGTON, EAST LoTHIAN, EH41 4NB





This two-bedroom mid-terraced house, with private driveway and garage parking, is desirably situated in the market town of Haddington, on its peaceful rural fringes, less than a mile from central amenities and a 40-minute drive from Edinburgh. The airy, understated interiors are well-proportioned and include a shower room, a WC, useful storage, and a dining kitchen and neighbouring living room, both southerly-facing with garden access. Sunny enclosed gardens can be found to the front and rear of the property and are paved for easy upkeep.

The front door opens into an entrance hall housing a WC cloakroom, with both areas offering handy storage. The hall leads into a comfortably carpeted living room bathed in the afternoon sun via sliding glazed doors to the garden. This delightful sitting area is focused around an elegant fireplace with a living flame fire. Next door, a bright and spacious kitchen extends the full depth of the property and incorporates a social seated dining area opening onto the garden. The kitchen comes appointed with a good selection of classical oak-inspired cabinets paired with a workspace and freestanding appliances comprising an upright fridge and freezer, a washing machine, and an electric cooker.

FEATURES

- Peaceful market town setting
- Airy interiors with subtle décor
- Mid-terraced house
- Entrance hall with WC, both with storage
- Southwest-facing living room with garden access
- Bright and spacious dining kitchen with garden access
- Two good-sized double bedrooms (one with storage)
- Practical wet room
- Sunny enclosed front and rear gardens
- Private driveway
- Detached single garage
- Gas central heating and double glazing





On the first floor, a landing affords access to two good-sized double bedrooms, carpeted for extra comfort. The largest bedroom benefits from a large, built-in store cupboard. Finally, a bright aqua-panelled wet room features a WC suite, a walk-in shower, and a towel radiator. The property is kept warm and efficient by gas central heating and full double glazing.

Outside, sunny gardens hug the property to the front and rear, securely enclosed by fencing with gated access. These southerly-facing areas are paved for easy maintenance and create perfect spaces for relaxed seating and summer barbecuing. Multi-car private parking is provided with a driveway and a detached single garage.

Extras: Included in the sale are all fitted floor and window coverings, and light fittings.







Haddington, East Lothian

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. The town offers a wealth of amenities and state-of-the-art facilities on its vibrant High Street. Large supermarkets and various independent retailers are all on offer. There is an excellent selection of coffee houses, cafés, eateries, restaurants, and pubs. Haddington also offers a range of boutique shops, art galleries (including the famous Peter Potter Gallery), hardware shops, charity shops, and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre, is on the High Street. Haddington offers good state schools at both primary and secondary levels, as well as a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sport Centre (with 2 swimming pools and various fitness classes), and, for walkers, strolls along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick, or further afield.





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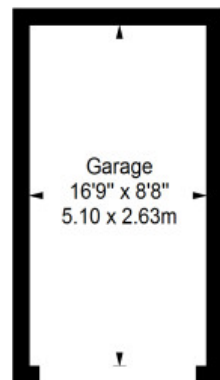
HOUSE SALES

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.

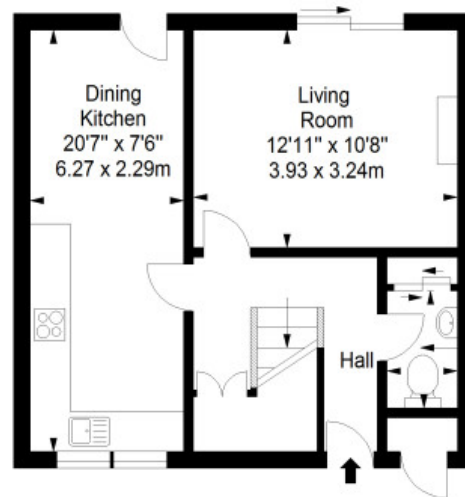
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

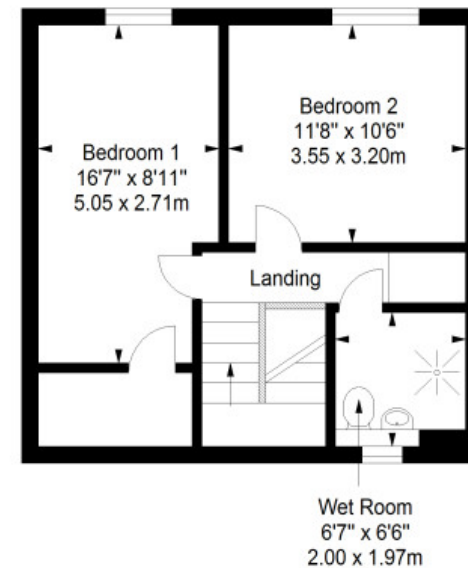
Garage
Approx. 13.5 sq. metres (145.3 sq. feet)



Ground Floor
Approx. 40.3 sq. metres (433.8 sq. feet)



First Floor
Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 94.1 sq. metres (1012.9 sq. feet)