



GARDEN STIRLING BURNET

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HADDINGTON, EAST LoTHIAN, EH41 4AH



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Peacefully set away from the road, this link semi-detached house has a desirable location in the market town of Haddington. The two-bedroom home is within easy reach of amenities, schools, and transport links, and it is close to the local golf club as well. Furthermore, it is attractively presented throughout, providing buyers a blank canvas of décor, in addition to excellent storage, a well-appointed kitchen, a four-piece bathroom, and a suntrap garden.

Nestled behind a front garden with a neat lawn, the home's entrance opens into a welcoming porch with a large store. A bright hall extends to the right, offering built-in storage before flowing through to the living/dining room. This reception area is neatly zoned by an open archway, creating two distinct spaces for relaxing and dining. It is bathed in daily light from dual-aspect windows, with the airy ambience amplified by the neutral backdrop. A bold feature wall adds a welcomed splash of colour, whilst the wood-inspired floor allows for easy cleaning. The room is finished by a wall-mounted fireplace and a built-in cupboard. In the kitchen, cream-coloured cabinets and wood-toned worktops provide ample storage and workspace, whilst complementing the home's colour scheme. It is arranged in a galley style and comes with integrated and freestanding appliances.

FEATURES

- A beautiful link semi-detached house
- Peaceful setting in popular Haddington
- Neutral interiors throughout
- Entrance porch with a large store
- Bright hall with built-in storage
- Spacious, dual-aspect living/dining room
- Well-appointed, galley-style kitchen
- Landing with generous built-in storage
- Two double bedrooms
- Bathroom with a four-piece suite
- Enclosed front garden with neat lawn
- Enclosed, southeast-facing rear garden
- Unrestricted on-street parking bays
- Gas central heating and double glazing





The two double bedrooms are on the first floor, extending off a landing that has generous storage to help maintain a tidy home. Both rooms offer plenty of space for bedside furnishings and both are enhanced by neutral décor and soft carpeting. Conveniently, the bathroom is close by, providing a quality four-piece suite, enveloped in white décor and marble-inspired wet walling. It is comprised of a storage-set washbasin, a hidden-cistern toilet, a double-ended bath, and a separate shower cubicle. For year-round comfort, the property has gas central heating and double glazing. In addition to the front garden, there is also a fully-enclosed rear garden, which has a low-maintenance design that is perfect for summer dining – especially with its southeast-facing aspect. Unrestricted on-street parking bays to the front and rear, provide ample spaces for residents and visitors alike.

Extras: all fitted floor and window coverings, light fittings, integrated appliances (gas hob, oven, microwave, and fridge/freezer), a dishwasher, a washing machine, and a garden shed to be included.







Haddington, East Lothian

The Royal Burgh of Haddington is a lovely historic market town, with wide streets, period buildings, and an attractive town centre, 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, as well as large super markets. With its history deeply rooted in agriculture, the town retains a thriving market spirit and hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town.

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.

Haddington offers a range of state and independent schools for early years, primary and secondary education.

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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FLOORPLAN

