



GARDEN STIRLING BURNET

36 CRAIG AVENUE
HADDINGTON, EAST LoTHIAN, EH41 3QB





This three-bedroom mid-terrace house offers bright and spacious accommodation that is well-presented throughout in light neutral tones. It boasts a large living area and a well-appointed kitchen, alongside a three-piece shower room, private parking, and a southwest-facing garden. It also enjoys a desirable location in the market town of Haddington, set within easy reach of local amenities, schools, and transport links, as well as idyllic green spaces.

Stepping into the home, you are greeted by an entrance hall with built-in understairs storage. To the right is the open-plan living and dining room, which spans the entire depth of the residence to provide a generous footprint for an assortment of furnishings. It also enjoys dual-aspect windows to the northeast and southwest, ensuring a light-filled ambience throughout the entire day. Neutral décor and a wood-style floor complete the room. Next door, the southwest-facing kitchen is light and airy, fitted with a generous selection of white cabinets paired with stone-effect worktops. It comes with an integrated oven and gas hob, alongside space for additional freestanding appliances. It also provides access to the rear garden.

FEATURES

- A well-presented mid-terrace house
- Situated in the market town of Haddington
- Lightly decorated interiors throughout
- Entrance hall with built-in understairs storage
- Living/dining room with dual-aspect windows
- Well-appointed kitchen with garden access
- Two double bedrooms with wardrobe fixtures
- Versatile single bedroom with shelved recess
- Bright shower room with three-piece suite
- Low-maintenance front garden/driveway
- Enclosed, southwest-facing rear garden
- Gas central heating and double glazing

Virtually staged by Property Studios





From the hall, a staircase leads up to the first-floor landing where the three bedrooms await. The principal and second bedrooms are both spacious doubles that benefit from open wardrobe fixtures that are built into the space, providing ample storage for clothes. The third bedroom, on the other hand, is a versatile single with a shelved recess. All three rooms are finished with light décor and with wood-textured floors matching the living area. Meanwhile, the three-piece shower room is enveloped in easy-to-clean wet walling. The property has gas central heating and double glazing throughout to ensure year-round comfort. Outside, there is a low-maintenance garden and private driveway to the front. To the southwest-facing rear, there is a fully-enclosed garden which has a suntrap aspect, as well as a neat lawn and patio, and a shed. Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.

Please note: the living room has been virtually staged for illustration purposes.







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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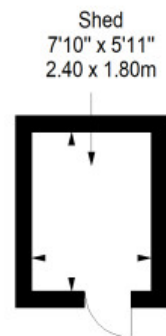
HOUSE SALES

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.

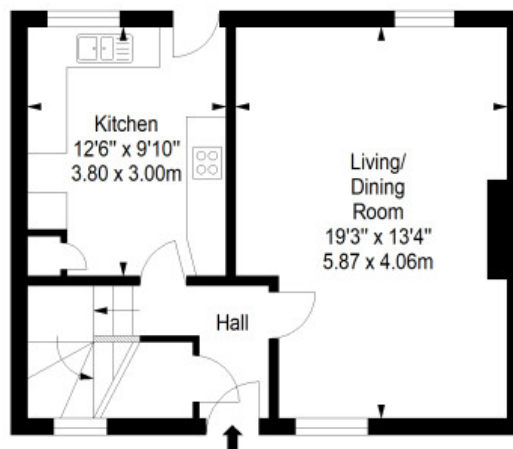
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

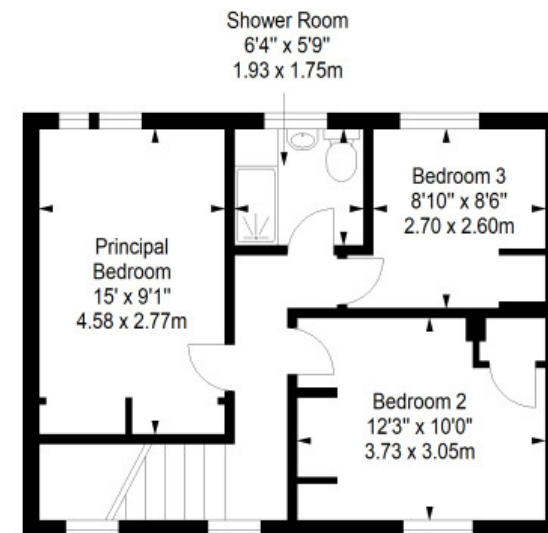
Shed
Approx. 4.3 sq. metres (46.3 sq. feet)



Ground Floor
Approx. 42.8 sq. metres (460.7 sq. feet)



First Floor
Approx. 45.1 sq. metres (485.5 sq. feet)



Total area: approx. 92.2 sq. metres (992.5 sq. feet)