



GARDEN STIRLING BURNET

16 BEECHWOOD ROAD
HADDINGTON, EAST LoTHIAN, EH41 3AW





This three-bedroom end-terrace house is a spacious property in a family-friendly neighbourhood, situated in the popular market town of Haddington. The home enjoys proximity to excellent amenities, including supermarkets, and it is just a short walk from the High Street, schools, and regular bus links. The home has private parking and a large rear garden that is ideal for families. Whilst the property would benefit from modernisation, it has clearly been well cared for and remains an excellent opportunity for buyers – especially with its generously proportioned rooms, fantastic storage, and sizeable garden.

Stepping inside the property, you are greeted by a bright entrance hall that has space for coats and shoes. To the right is the living/dining room. This reception area is spaciouly proportioned to accommodate an excellent choice of comfy furnishings; plus, it has a picture window for an abundance of natural light throughout the day. It is finished by a handsome focal-point fireplace and a built-in display cupboard. Next door, the kitchen is well-appointed with cabinet storage and workspace. It comes with an integrated oven and electric hob, and with plenty of space for additional freestanding appliances. A neighbouring pantry provides further storage and workspace, as well as direct access to the rear garden.

FEATURES

- Bright and spacious end-terrace house
- Situated in the market town of Haddington
- Near amenities, schools, and transport links
- Bright entrance hall with storage space
- Living room with a focal-point fireplace
- Well-appointed, fitted kitchen
- Pantry with access to the rear garden
- Naturally-lit landing with storage
- Three double bedrooms with wardrobes
- Bright three-piece shower room
- Low-maintenance front garden/driveway
- Generous, fully-enclosed rear garden
- Gas central heating and double glazing

Virtually renovated by Property Studios





Completing this floor is a bright three-piece shower room, equipped with a double walk-in shower enclosure. Upstairs, a naturally-lit landing (with storage) leads to the three double bedrooms. All three rooms are bright and spacious, and fitted with built-in wardrobes maximising the useable floorspace. The principal bedroom has additional wardrobe fixtures for generous clothes storage, and each room is carpeted and lightly decorated. The property has gas central heating and double glazing for year-round comfort. Outside, the home features a low-maintenance front garden/private driveway and it has a large rear garden, which is fully enclosed and predominantly laid to lawn. It also comes with a garden shed and a greenhouse. Extras: all fitted floor and window coverings, light fittings, integrated appliances, and a washing machine to be included in the sale. Council Tax Band: C

Please note, some images have been virtually staged for illustration purposes, showcasing what the home could look like.



Virtually staged by Property Studios





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

