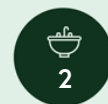




GARDEN STIRLING BURNET

3/4 HAYS WALK
HADDINGTON, EAST LoTHIAN, EH41 3EH





Immaculately presented with stylish, contemporary interiors and neutral décor throughout, this first-floor flat forms part of a modern development in Haddington and offers two bedrooms, a good-sized reception room with a private balcony, a dining kitchen, and two bathrooms. The development is set within landscaped grounds and offers private residents' parking. The flat and its location are sure to appeal to first-time buyers, professionals, couples, young families, and rental investors alike.

A secure shared entrance and stairwell take you to the flat's first-floor front door, where you are welcomed inside by an inviting hall with built-in storage. Here, crisp-white décor and wood-styled flooring set the tone for the pristine interiors to follow. Leading off the hall to the right is a living room, which echoes the presentation of the hall with the same décor and flooring. The west-facing reception room enjoys afternoon and evening light and opens onto a private balcony with space for a bistro table and chairs. In the neighbouring kitchen, a selection of contemporary, glossy cabinets is supplemented by spacious worktops and integrated appliances comprising an oven, hob, extractor hood, fridge/freezer, and washing machine. Provision is also made for a dining table and chairs.

FEATURES

- First-floor flat in Haddington
- Part of an attractive, modern development
- Immaculate, contemporary interiors
- Secure shared entrance and stairwell
- Welcoming hallway with built-in storage
- Spacious, west-facing living room with private balcony
- Contemporary dining kitchen
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Stylish bathroom with shower-over-bath
- Landscaped grounds and private residents' parking
- Gas central heating and double glazing





The flat's two double bedrooms both continue the immaculate décor and flooring of the preceding accommodation, and both are accompanied by built-in wardrobes. The principal bedroom also has the luxury of its own en-suite shower room comprising a shower enclosure, a WC-suite, and a large wall-mounted mirror. Finally, a bathroom completes the accommodation on offer and comes complete with a bath with an overhead shower, a glazed screen, and a tiled surround, a WC-suite, and a large mirror with downlights. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the development is set within attractively landscaped grounds and offers private residents' parking.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Council Tax: D







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.





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington



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

