



GARDEN STIRLING BURNET

APRIL COTTAGE, 1 EDWARD COURT
HADDINGTON, EAST LoTHIAN, EH41 3PR



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Forming part of a lovely courtyard development in Haddington, this traditional stone-built mid-terrace cottage is a beautiful three-bedroom residence which has an abundance of character and charming original features. The rooms are presented with a blank canvas of décor and with exposed ceiling beams for added style. It further benefits from two washrooms and excellent storage, as well as a private garden and residents' parking.

Stepping inside the cottage, a welcoming entrance hall offers two cupboards and a WC. To the right is the living room. This reception area spans the depth of the property, providing a delightful space for relaxing and socialising. It is bathed in lots of natural light from dual-aspect glazing, and includes French doors opening out into the home's front garden. It also benefits from neutral decoration and soft carpeting, and a focal-point fireplace embedded in a stone feature wall. Built-in storage completes the space. On the opposite side of the hall, the dual-aspect dining kitchen has similar proportions, pairing a white backdrop with wooden floorboards. It has a farmhouse-inspired design, and incorporates room for a table and chairs, alongside plenty of worksurface space and ample cabinet storage. It also comes with integrated and freestanding appliances.

FEATURES

- A traditional stone-built mid-terrace house
- With an abundance of charm and character
- Part of a lovely courtyard development
- Convenient setting in popular Haddington
- Neutral interior design throughout
- Hall with two cupboards and a WC
- Dual-aspect living room with fireplace
- Farmhouse-inspired dining kitchen
- Three bedrooms with Juliet balconies
- Modern three-piece shower room
- Excellent built-in storage
- Private low-maintenance front garden
- Residents' parking
- Gas central heating and double glazing





The three bedrooms are on the first floor, connected to a naturally-lit landing that allows extra light into the home. Each bedroom enjoys neutral decoration and fitted carpeting, as well as French doors to a Juliet balcony ensuring an airy ambience. The principal bedroom is a large double that also comes with generous built-in wardrobe storage, whereas the two remaining bedrooms provide owners with additional flexibility. Completing the first floor is a modern three-piece shower room with a double walk-in shower enclosure. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has a private front garden for potted plants and a charming seating area. The courtyard development also provides residents' parking.

Extras: all fitted floor coverings, window blinds, light fittings, integrated appliances, a freestanding fridge/freezer, and a washing machine to be included in the sale.







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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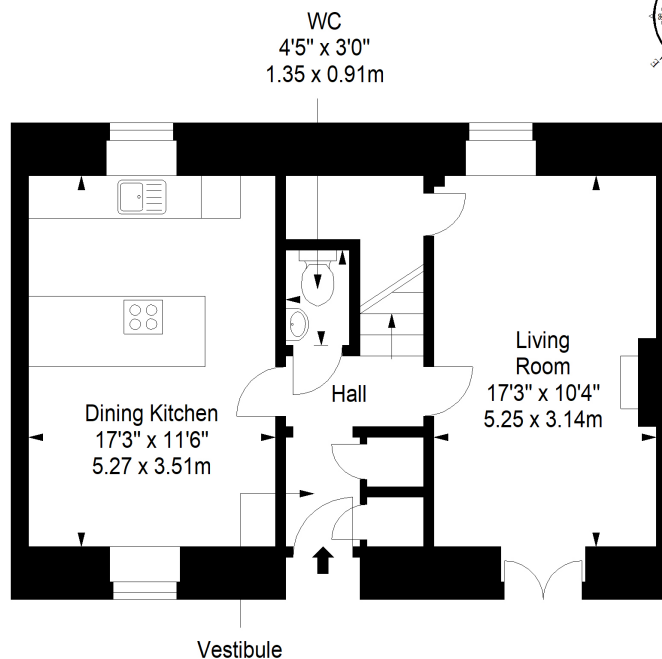
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If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

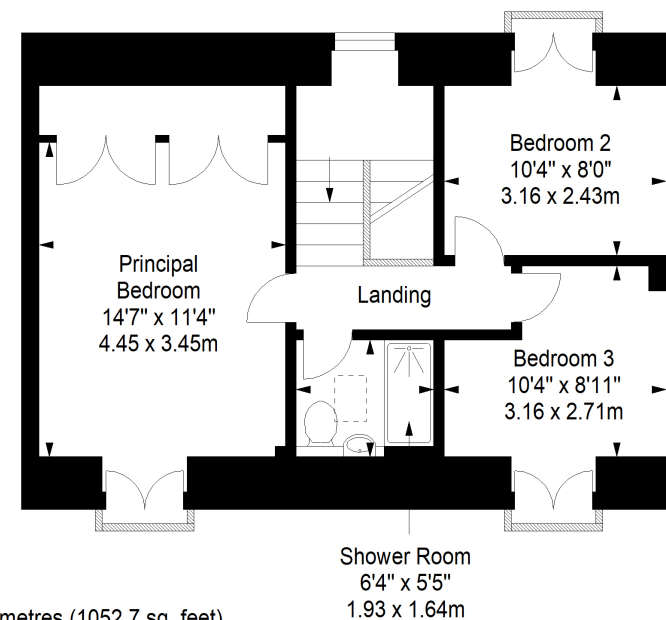
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

Ground Floor
Approx. 48.8 sq. metres (525.3 sq. feet)



First Floor
Approx. 49.0 sq. metres (527.4 sq. feet)



Total area: approx. 97.8 sq. metres (1052.7 sq. feet)