



GARDEN STIRLING BURNET

21 CARLYLE COURT
HADDINGTON, EAST LoTHIAN, EH41 3EZ



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Forming part of a quiet courtyard development in sought-after Haddington, this main-door ground-floor retirement flat is a charming two-bedroom home with an excellent central location, close to the High Street. Within walking distance you will find the town's extensive amenities, including a range of independent shops and services, supermarkets, cafés, and eateries, as well as excellent transport links. With its convenient and tranquil setting within close proximity to the bustling town centre, the property makes for an ideal home for retirees.

Entering the flat, you are welcomed by an L-shaped hall (with two built-in cupboards), which flows into the living room, where twin south-facing windows create a bright and airy ambience. Located conveniently next door, the dining kitchen also enjoys a south-facing aspect ensuring a light-filled cooking and dining environment. The kitchen comes with wood-toned wall and base cabinets, framed by ample worksurfaces, backed by multicoloured splashbacks. An oven, ceramic hob, and concealed extractor hood are integrated into the kitchen, alongside plenty of room for additional freestanding appliances.

FEATURES

- A charming main-door, ground-floor flat
- Part of a quiet courtyard retirement development
- Situated in the market town of Haddington
- Entrance hall with two storage cupboards
- Bright living room with south-facing aspect
- Dining kitchen with generous cabinet storage
- Two double bedrooms with built-in wardrobes
- Modern shower room with three-piece suite
- Delightful communal garden with planting beds
- Large residents' parking area
- Modern electric heating and double-glazed windows





The two bedrooms are both doubles supplemented by built-in wardrobes. Completing the home is a modern three-piece shower room, equipped with a toilet, a storage-set washbasin, and an easily accessible shower enclosure with a fold-up seat. The property benefits from modern electric heating and double glazing for year-round comfort and efficiency.

Externally, homeowners have shared use of a walled garden, which features paved walkways, a covered seating area, and colourful plant beds. In addition, there is a large residents' parking area to the rear.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, a freestanding fridge/freezer, a dishwasher, and a washing machine to be included in the sale. Please note that no guarantees are offered on the kitchen appliances.







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.

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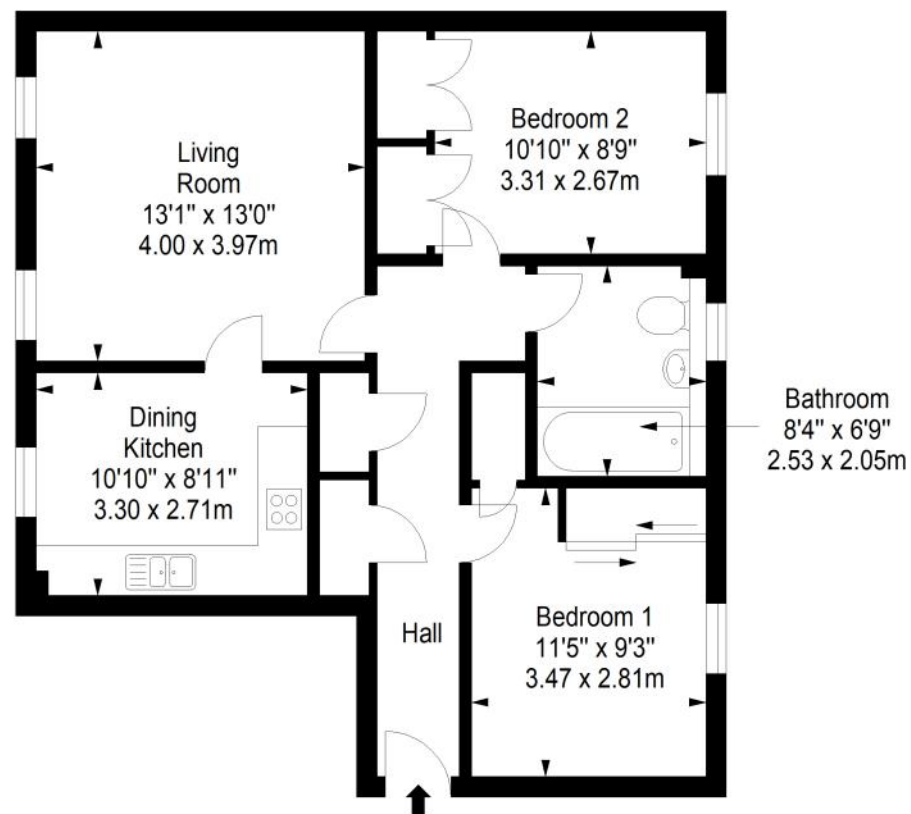
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN



Ground Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



Total area: approx. 64.6 sq. metres (695.4 sq. feet)