



GARDEN STIRLING BURNET

62 DAVIDSON TERRACE
HADDINGTON, EAST LoTHIAN, EH41 3BG



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This two-bedroom semi-detached house is a charming residence with a suntrap, south-facing aspect. It features bright and airy rooms, along with excellent storage and an impressively large rear garden. Situated in Haddington, close to the community hospital, it has a prime location too, within easy reach of amenities, schools, and transport links. Furthermore, the home's interiors are largely decorated in neutral tones allowing new buyers to easily add their own stamp. This property also presents an outstanding opportunity to add significant value, boasting excellent scope for a significant rear extension (subject to consent).

Nestled behind a low-maintenance front garden, the home's main door opens into a welcoming hall. The living room is on the left, enjoying a blank canvas of décor and a light-filled, southerly-facing aspect. A cosy fireplace (set beside a handy cabinet) frames the room, providing a focal point for arranging lounge furniture. Next door, the kitchen has a spacious layout, appointed with timber-toned cabinets and stone-style worktops, which house space for freestanding appliances. A neighbouring boot room, with additional storage, provides space for muddy shoes and access to the garden.

FEATURES

- A charming semi-detached house
- Excellent scope for an extension
- Situated in popular Haddington
- Welcoming entrance hall
- Southerly-facing living room
- Spacious kitchen
- Boot room with built-in storage
- Two double bedrooms with storage
- Low-maintenance front and side gardens
- Substantial enclosed rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing



Virtually staged by Property Studios



Upstairs leads to the two double bedrooms, both of which are equipped with built-in storage. The principal bedroom is to the south-facing front, whilst the second bedroom benefits from rear garden views. A bright three-piece bathroom finishes the accommodation. The property has gas central heating and double glazing to ensure year-round comfort.

In addition to the front garden, there are enclosed gardens to the side and rear. The latter boasts a substantial footprint, offering lots of potential to extend the property (subject to planning permission). It also features a lawned drying area and easy-to-maintain sections that are ideal for summer barbecues. Unrestricted on-street parking is also available.

Extras: all fitted floor and window coverings, and light fittings to be included in the sale.





Virtually Staged by Property Studios



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 supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It 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 and offers interesting exhibitions throughout the year. For the sports 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. Haddington offers a range of state and independent schools for early years, primary, and secondary education. 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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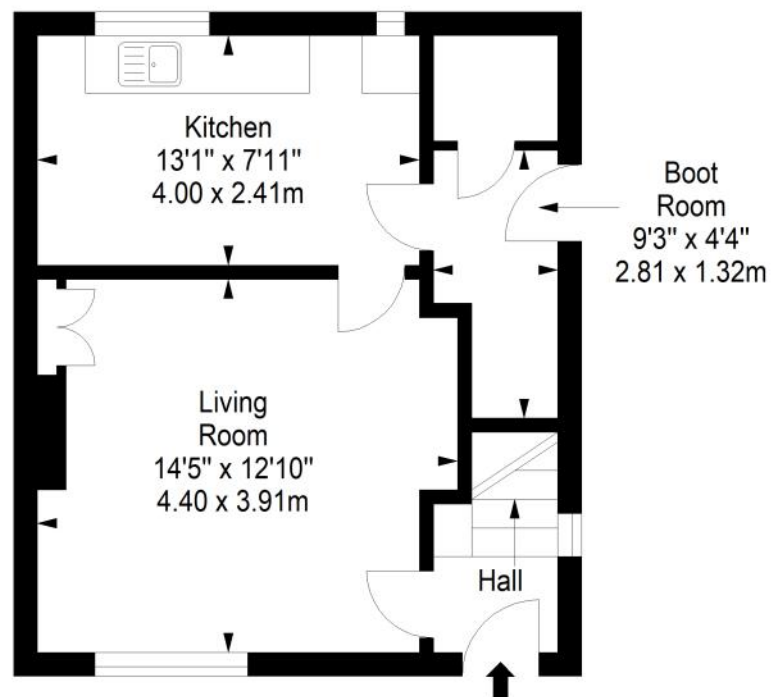
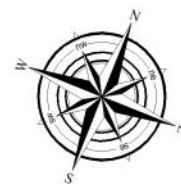
HOUSE SALES

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.

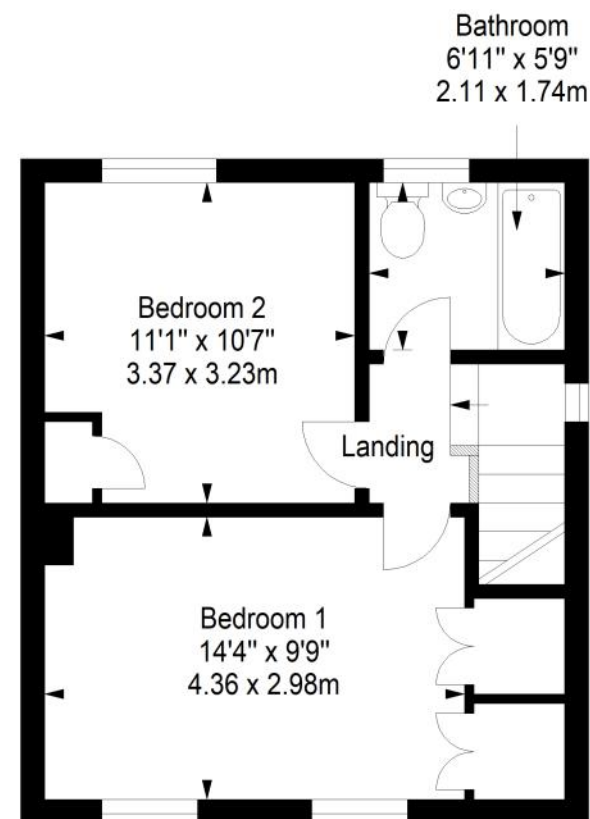
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

Ground Floor
 Approx. 35.2 sq. metres (378.9 sq. feet)



First Floor
 Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 70.4 sq. metres (757.8 sq. feet)