



GARDEN STIRLING BURNET

**118 DAVIDS WAY, HADDINGTON**  
EAST LOTHIAN, EH41 3DY



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This modern mid-terraced three-bedroom house in sought-after Haddington offers bright interiors with a stylish minimalist finish, excellent eco efficiency, a secure suntrap garden, and convenient residents' parking. The home boasts connected living and dining spaces and the practicality of a bathroom and a downstairs WC. It is an appealing choice for professionals and families, quietly situated on the fringes of town just a short bus or car journey from central amenities, with schools within walking distance and Edinburgh a 30-minute commute away.

The entrance hall flows into a light-filled living room, both carpeted, with the sitting area leading into the kitchen. Filled with afternoon sunlight and featuring a dining area and sliding doors to the garden, the southwest-facing kitchen completes the social ground-floor layout, perfectly suited to everyday life and entertaining. Presented in on-trend dove-grey and white, with oak-style flooring and an ergonomic, well-planned layout, the kitchen is integrated with an oven, an induction hob with a chimney-style hood, a fridge freezer, and a washer dryer. Reached from the kitchen are a handy pantry cupboard and a WC – ideal for guest use.

## FEATURES

- Peaceful setting in the desirable market town of Haddington
- Modern mid-terraced house with bright, understated interiors
- Inviting entrance hall
- Comfortable living room connected to the kitchen
- Southwest-facing integrated kitchen with dining area and garden access
- Two double bedrooms (principal with fitted wardrobes)
- One single bedroom or ideal study
- Bathroom with shower-over-bath and a downstairs WC
- Secure southwest-facing rear garden with a shed and gated access to:
- Unrestricted residents' parking
- Gas central heating, solar panels, and double glazing



The kitchen features light grey, flat-panel cabinets with silver handles. The countertop is a light-colored, possibly marble or quartz, material. A stainless steel range hood is mounted above the cooktop. Below the countertop, a built-in oven is visible. The backsplash consists of light-colored rectangular tiles. A double sink with a modern faucet is integrated into the countertop. The ceiling is white with several recessed circular lights. The floor is made of light-colored wood-look planks. A white marble-patterned rug is placed in front of the kitchen island.





The carpeted stairs and upper landing (with storage) lead to three bedrooms, also carpeted, with the garden-facing principal bedroom complemented by generous fitted wardrobes. A second double bedroom and a single provide flexible options for children, guests, or home working. Completing this level is a bathroom with a shower-over-bath and vanity storage, offset by marble-look tilework. Gas central heating, solar panels, and double glazing ensure a cosy and efficient home.

Outside, there is a front lawn and, to the fully enclosed, southwest-facing rear, a delightful safe garden for family fun and summer gatherings. Simply landscaped with grass and paving, the space is easy to upkeep – ideal for those with busy lifestyles – and includes a shed and storage unit. There is also gated access to a residents' unrestricted parking area, with further space to the front of the property. Extras: All fitted flooring, window coverings, light fixtures, and appliances are included in the sale.







## Haddington, East Lothian

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. The town offers a wealth of amenities and state-of-the-art facilities on its vibrant High Street. Large supermarkets and various independent retailers are all on offer. There is an excellent selection of coffee houses, cafés, eateries, restaurants, and pubs. Haddington also offers a range of boutique shops, art galleries (including the famous Peter Potter Gallery), hardware shops, charity shops, and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre, is on the High Street. Haddington offers good state schools at both primary and secondary levels, as well as a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sport Centre (with 2 swimming pools and various fitness classes), and, for walkers, strolls along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick, or further afield.





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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

