



GARDEN STIRLING BURNET

**3C MARK LANE**  
HADDINGTON, EAST LoTHIAN, EH41 3EL





This two-bedroom duplex flat is on the second and third floor of a traditional building, situated within the heart of Haddington in the picturesque conservation area. Set by the High Street, it is just a brief stroll from fantastic amenities and transport links, as well as schools and idyllic green spaces. The home is well-presented throughout having been freshly decorated in neutral hues and laid with new carpets (less than a year old). It further boasts sociable open-plan living and two washrooms. It is sure to appeal to commuting professionals, couples, and first-time buyers alike.

Accessed via a communal entrance and stairwell, the home's front door opens into a welcoming hall with understairs storage. At the end of the hall is the kitchen, living and dining room which share an open-plan layout and dual-aspect windows for a light-filled ambience. This room is further enhanced by plush carpeting and lightly decorated walls that provide an appealing blank canvas for buyers. Retaining its own space, the kitchen is neatly zoned behind features archways. It is set in a galley style with white base and wall cabinets and complimentary worksurfaces. Mosaic splashbacks in monochrome tones frame the main worktop, alongside an integrated oven, ceramic hob, and extractor hood. An undercounter fridge and a washer are also included.

## FEATURES

- Well-presented second/third-floor duplex flat
- Forming part of a traditional building
- Set in the Haddington conservation area
- Near excellent amenities and transport links
- Well-presented interiors in neutral tones
- Welcoming hall with understairs storage
- Open-plan kitchen/living/dining room
- Well-appointed kitchen design
- Two double bedrooms (one with storage)
- En-suite shower room with storage
- Family bathroom with a three-piece suite
- On-street parking in the vicinity
- Gas central heating with new boiler
- Mix of single and double glazing





This level is completed by a double bedroom with built-in storage and a neighbouring family bathroom, which has a monochrome-inspired aesthetic and a three-piece suite. Upstairs leads to the dual-aspect principal bedroom. This room has a spacious footprint and lovely elevated views over the historic buildings of Haddington. It also has the luxury of an en-suite shower room with additional built-in storage, whilst both bedrooms benefit from neutral décor and soft carpeting for comfort. The property has gas central heating, via a new boiler, and a mix of traditional (single-glazed) sash windows and double-glazed Velux windows.

Externally, on-street parking is available in the vicinity and the sprawling Neilson Park is just a short walk away too.

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, a fridge, 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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**espc**

HOUSE SALES

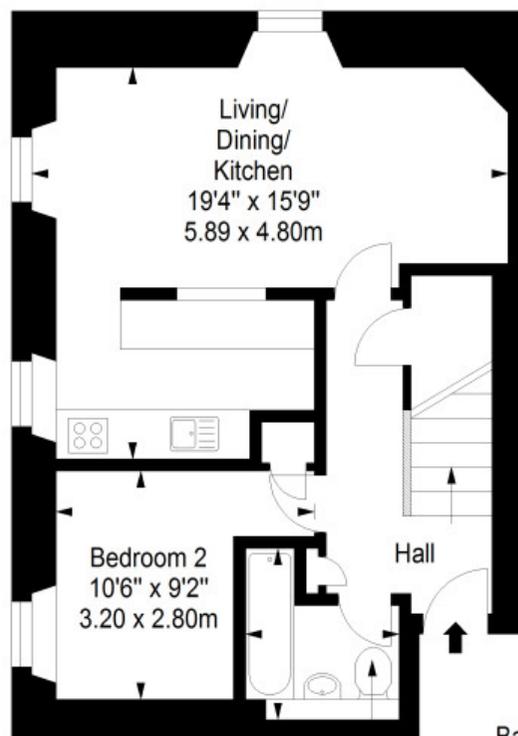
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

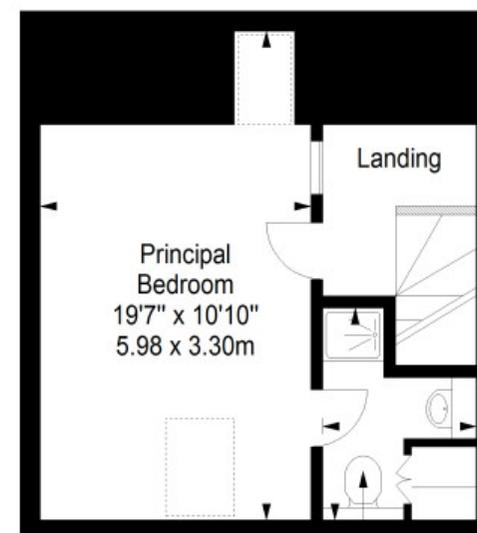
### Second Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



### Third Floor

Approx. 27.1 sq. metres (291.7 sq. feet)



Bathroom  
6'10" x 6'3"  
2.08 x 1.90m

Total area: approx. 71.0 sq. metres (764.3 sq. feet)