



GARDEN STIRLING BURNET

17 STANTON MARCHES
HADDINGTON, EAST LoTHIAN, EH41 3FB





This modern detached family home, with four bedrooms, two bathrooms, and generous living space, is quietly located in the desirable market town of Haddington, within easy reach of shops, schools, and the A1 for swift commuting to Edinburgh. The attractive stone-fronted property enjoys an excellent presentation with airy, minimalist interiors, a well-maintained enclosed garden, and outstanding private parking with a multi-car driveway and a detached garage.

Once inside, a bright entrance hall (with storage and a WC featuring elegant accent décor) flows through to a plushly carpeted living room, extended by a west-facing box window and arranged around a stylish contemporary fireplace with a living-flame fire. Returning through the hall, you reach the social heart of the home: a fully integrated kitchen, tastefully appointed in natural tones and complemented by a breakfast peninsula and a seated dining area opening onto the garden. The kitchen's good selection of cabinets is paired with an illuminated worktop and appliances comprising a dishwasher, a fridge freezer, an oven, a microwave, and a five-ring hob with a statement hood and a stainless-steel splashback. Discreet space for a washing machine is provided in an adjoining coordinated utility room with practical driveway access.

FEATURES

- Sought-after market town
- Airy minimalist interiors
- Immaculate modern detached house
- Bright entrance hall with WC and storage
- Living room with living-flame fire
- Integrated kitchen with dining/breakfasting areas and garden access
- Four double bedrooms (three with storage)
- Principal en-suite shower room
- Four-piece family bathroom
- Utility room with driveway access
- South-facing enclosed garden
- Private driveway
- Detached single garage
- Gas central heating and double glazing

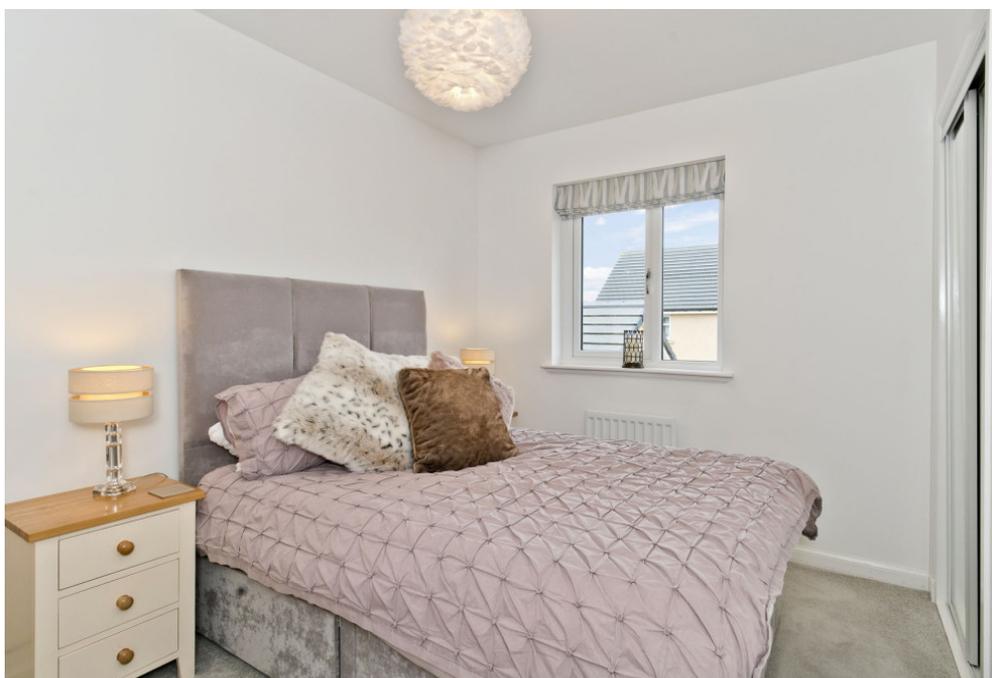




Upstairs, a naturally-lit landing (with storage) leads to four sumptuously carpeted bedrooms, one currently used as a homely snug. Three bedrooms come with fitted storage, including the principal suite completed by a bright en-suite shower room. The shower room's chic, understated tilework is continued into the airy family bathroom, also found on this level and includes a bath and separate shower. The home is kept warm and efficient by gas central heating and double-glazing.

Externally, the home enjoys attractive, easy-upkeep gardens with a favourably sunny aspect. The rear garden promises a secure space for family recreation, with a lawn and a seating terrace for alfresco dining. Private parking for multiple vehicles is provided via a lengthy driveway leading to a detached single garage.

Extras: Included in the sale are all fitted floor and window coverings, selected light fittings, and integrated kitchen appliances.







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.





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington



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

