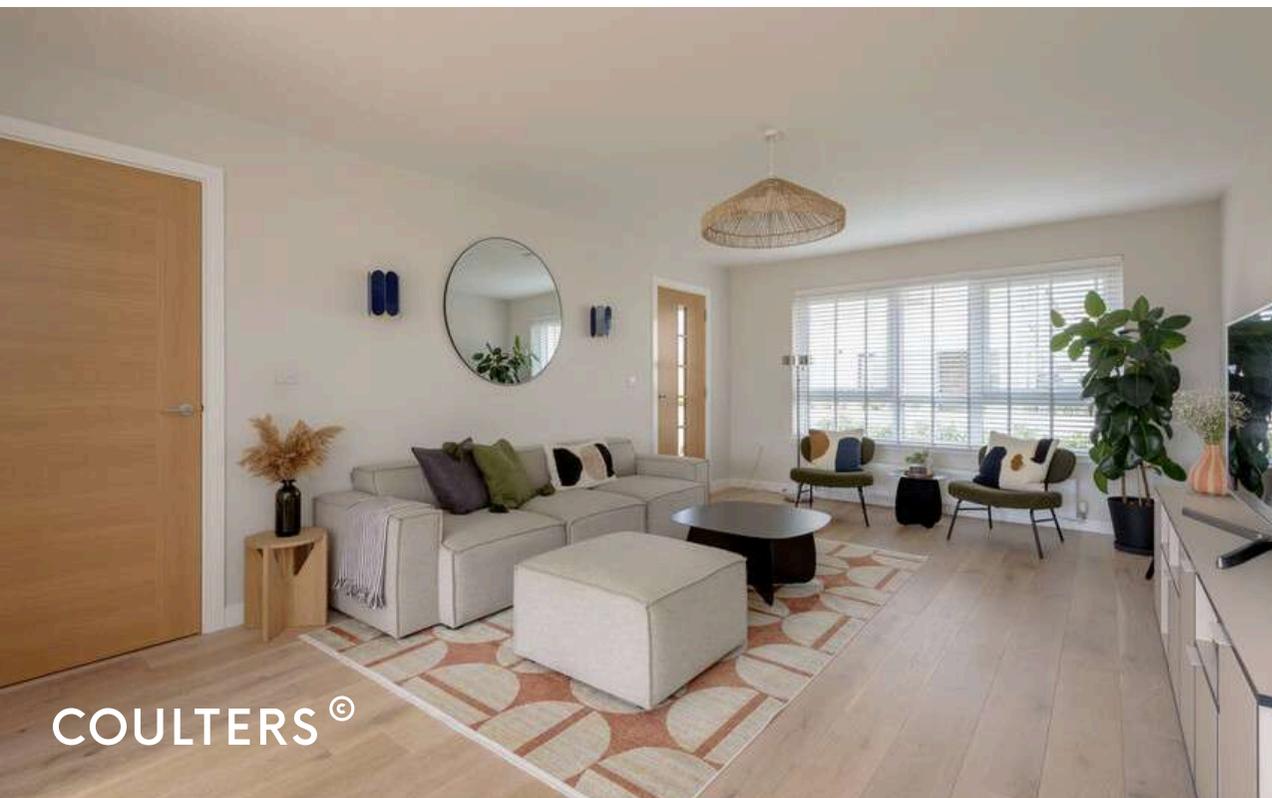


COULTERS<sup>©</sup>

# 24 BURNS CIRCUS

HADDINGTON, EAST LOTHIAN, EH41 3DQ

 4 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

An immaculately presented four bedroom family home quietly situated within this popular modern development in Haddington. The property benefits from neutral interiors throughout, upgraded bespoke wooden kitchen with quartz worktops, Quooker tap and induction hob.

The property is situated on a corner plot benefitting from a driveway, front garden and large enclosed garden to the rear. It is within walking distance of the new primary school and excellent local amenities.

## KEY FEATURES



Detached family home



Four bedrooms, one with ensuite



Large rear garden



Driveway and garage



Located in a popular modern development

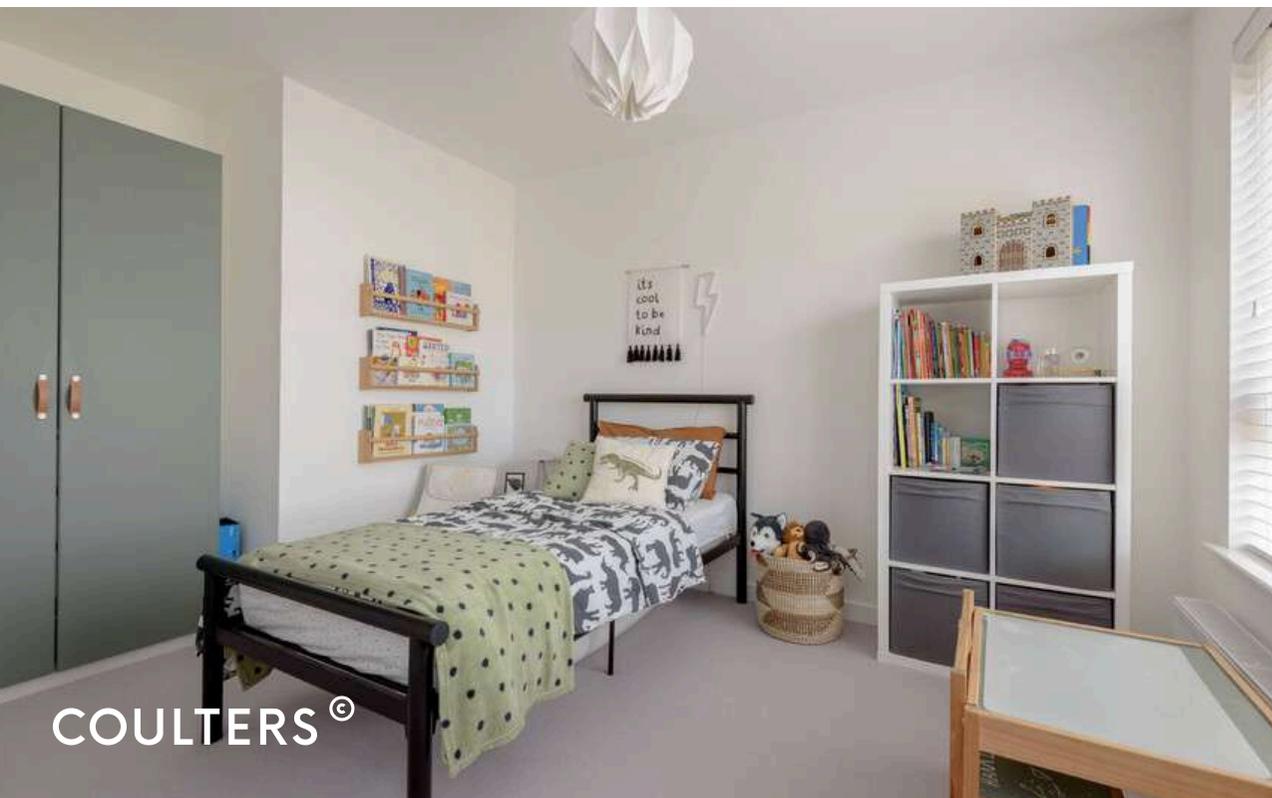


Excellent local amenities nearby



The property comprises; welcoming entrance hall with storage cupboard and door to garage, open plan kitchen/dining/living room with large cupboard and sliding doors to rear garden, utility room and WC.

On the first floor the master bedroom has fitted wardrobes and en-suite shower room, three further bedrooms, two with fitted wardrobes and a family bathroom.



## THE LOCAL AREA

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of The River Tyne and surrounded by beautiful countryside there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, Gym, sports hall, and health suite.

Haddington boasts vibrant bars and restaurants including The Waterside Bistro and The Green. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket. The retail park which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

## EXTRAS

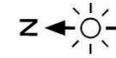
All integrated appliances, fixtures and fittings included in the sale. Washing machine and dryer excluded from the sale. The factor is Ross & Liddel and the monthly factoring costs are approximately £100 per annum.



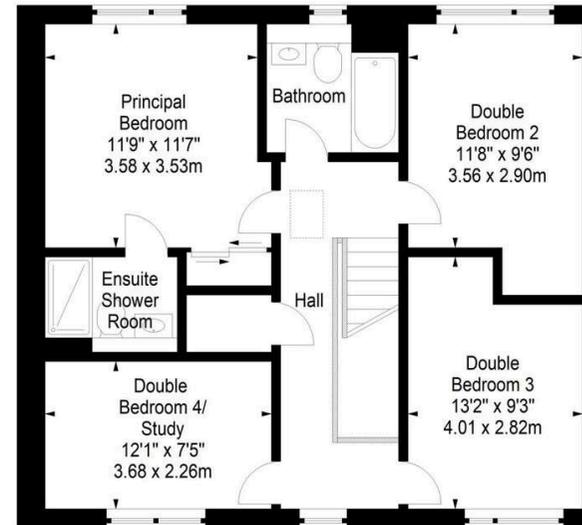
Burns Circus,  
Haddington,  
East Lothian, EH41 3DQ



Approx. Gross Internal Area  
1546 Sq Ft - 143.62 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.