



GARDEN STIRLING BURNET

13 BEARFORD PLACE
HADDINGTON, EH41 4NQ



1



2



1



PROPERTY SUMMARY

Set within a leafy residential setting in popular Haddington, this contemporary mid-terraced house offers a well-connected location with excellent access to the town's wide range of amenities. Haddington provides an appealing blend of historic character, independent shops, cafés, restaurants and everyday services, while nearby parks and riverside walks offer opportunities to enjoy the outdoors. The property is also conveniently placed for transport links, with Edinburgh and the surrounding East Lothian countryside readily accessible. Internally, the bright accommodation includes a west-facing living room with large picture window, modern dining kitchen with garden access, two bedrooms, versatile study/home office and modern bathroom. Private gardens, and unrestricted parking complete the home.

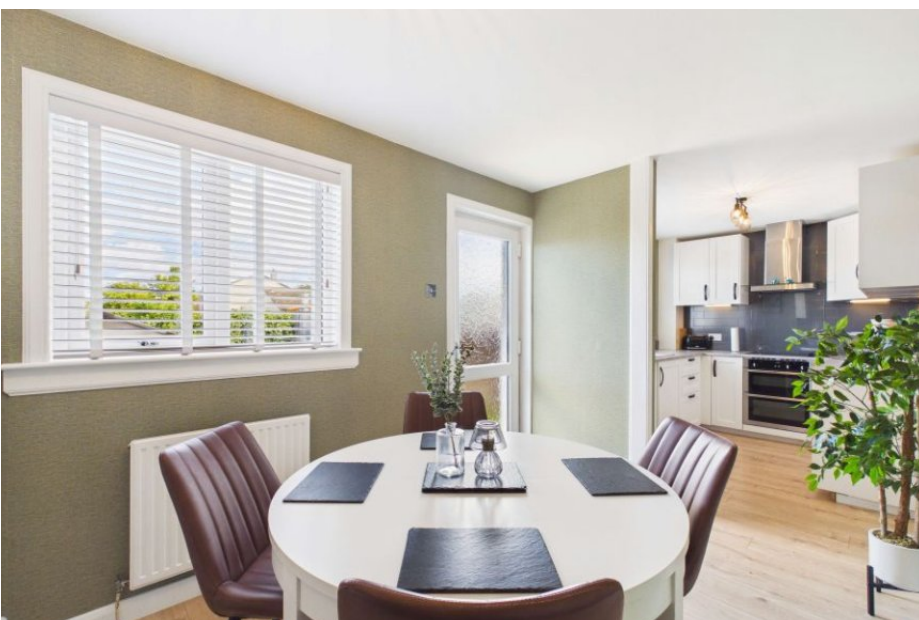
Extras: All fitted floor coverings, light fittings and integrated appliances are included in the sale.

FEATURES

- Contemporary mid-terraced house
- Leafy setting in popular Haddington
- Bright entrance hall with useful storage
- Comfortable, west-facing living room with a large picture window
- Modern dining kitchen with direct garden access
- Two bedrooms
- Versatile study/home office
- Modern bathroom with overhead shower
- Unrestricted on-street parking
- Gas central heating and double glazing

13 BEARFORD PLACE

HADDINGTON, EH41 4NQ



CLICK HERE
for a virtual tour of the property



Upstairs are two bedrooms, a study
and a modern bathroom.



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 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.





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



EPC
RATING



COUNCIL
TAX BAND

