

COULTERS[©]

21 BURNS CIRCUS

HADDINGTON, EAST LoTHIAN, EH41 3DQ

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Set within an established Mactaggart & Mickel development, 21 Burns Circus is a superb three bedroom detached home, ideally located within the popular market town of Haddington. Offering a peaceful residential setting while remaining close to the town's excellent amenities, the property is also well placed for commuting to Edinburgh City Centre and surrounding areas.

Presented in excellent condition, the house provides bright, modern and well-proportioned accommodation arranged over two floors. Further highlights include a private rear garden with a contemporary garden room and a driveway providing off-street parking and an EV charging point.

KEY FEATURES



Contemporary detached house in a modern development



Three bedrooms, one with ensuite



Private rear garden with a stylish garden room



Driveway parking to the front with an EV charging point



Ideally located close to local amenities



Beautifully presented, well proportioned accommodation



EPC Rating - C



Council Tax Band - F



The ground floor opens into a welcoming entrance hall with a useful cloakroom WC. The generous sitting room enjoys a pleasant dual aspect, while the impressive kitchen/dining room is fitted with a comprehensive range of modern wall and base units, integrated appliances and ample space for dining. Sliding doors provide a seamless connection between the kitchen and the private rear garden. Upstairs, the landing benefits from a useful storage cupboard and leads to three well-proportioned double bedrooms. The principal bedroom features built-in wardrobes and a stylish ensuite shower room, while bedrooms two and three also benefit from built-in wardrobe storage. Completing the accommodation is a contemporary family bathroom.

The property is double glazed throughout and is heated by an air source heat pump and combi boiler and has under floor heating in the bathroom and ensuite shower room.





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 local Farmers Market is a monthly delight with a variety of local seasonal produce on offer. 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.

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 easy reach of the property offers an Aldi, Home Bargain store, Starbucks and Costa Coffee amongst other retailers. World renowned golf courses and stunning sandy beaches can be easily accessed making Haddington a popular location for families and golfers alike.

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 Longniddry train station which has a regular service between Edinburgh and North Berwick. There is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

EXTRAS

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, induction hob, oven, fridge/freezer, dishwasher, the washing machine, two wooden garden stores are included in the sale price. The gym equipment in the garden room and the garden furniture is available by separate negotiation.

The development is factored and maintained by ross and Liddell, annual factoring costs are approximately £240 per annum.

HOME REPORT VALUATION: £360,000



**Burns Circus,
Haddington,
East Lothian, EH41 3DQ**



Approx. Gross Internal Area

1114 Sq Ft - 103.49 Sq M

Gym

Approx. Gross Internal Area

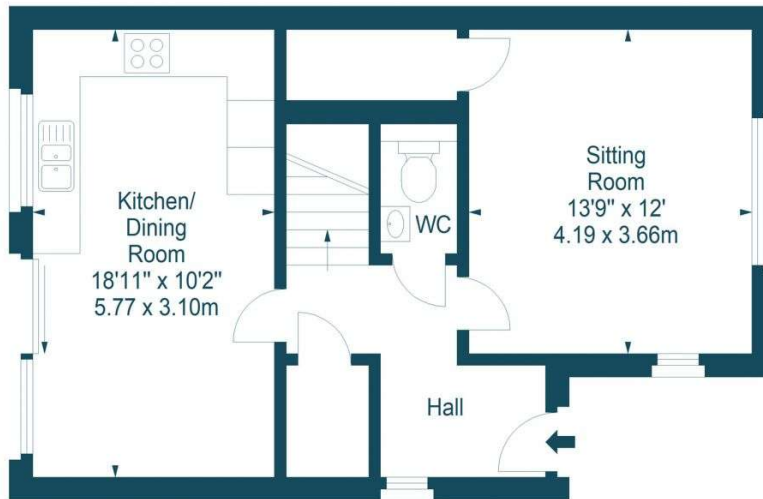
104 Sq Ft - 9.66 Sq M

For identification only. Not to scale.

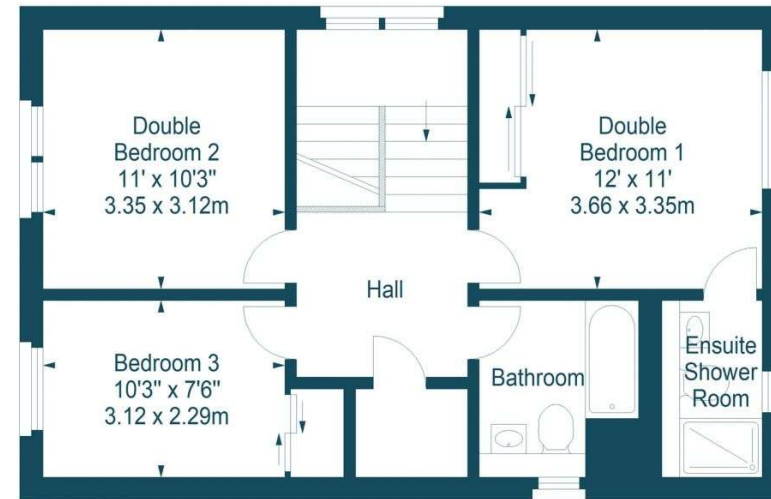
© SquareFoot 2026



Ground Floor



Ground Floor



First Floor

GET IN TOUCH



www.coultersproperty.co.uk



01620 671837



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.