



GARDEN STIRLING BURNET

42 ACREDALES
HADDINGTON, EH41 4NU



1



3



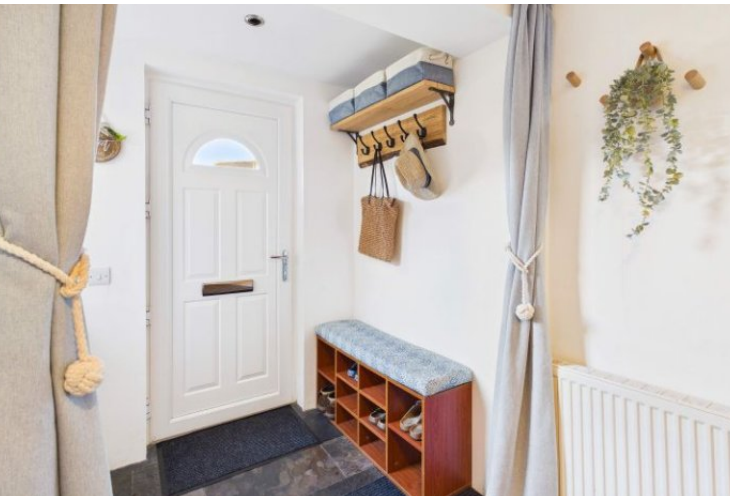
1

PROPERTY SUMMARY



Set within an established residential part of Haddington, this semi-detached house offers flexible three-bedroom accommodation over two levels, with private front and rear gardens and off-street parking on the private drive. Neatly presented yet offering scope for a buyer to modernise and put their own stamp on it, the house is well suited to a range of buyers. The front door opens to a welcoming hall, leading into a bright living room with a focal-point fireplace and open access to the dining kitchen. Fitted with good cupboard space, the kitchen also has room for dining, enjoys a lovely outlook over the rear garden and provides direct outside access. A ground-floor bedroom adds flexibility, while upstairs there are two further bedrooms and the family bathroom. Gas central heating and double glazing complete the home.

Extras: All fitted floor coverings, blinds, light fittings and fridge/freezer are included in the sale.





A bright living room opens through to the dining kitchen overlooking the rear garden.

FEATURES

- Semi-detached house with accommodation over two floors
- Established residential setting in Haddington
- Welcoming entrance hall
- Bright living room with a fireplace
- Dining kitchen with fitted units, dining space and rear garden outlook
- Flexible ground-floor bedroom
- Landing with storage
- Two upstairs double bedrooms
- Family bathroom
- Private front and rear gardens
- Private drive parking
- Gas central heating and double glazing

42 ACREDALES

HADDINGTON, EH41 4NU



CLICK HERE
for a virtual tour of the property



A three-bedroom semi-detached house with private gardens and a private drive.





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 large 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

C

COUNCIL
TAX BAND

D