



GARDEN STIRLING BURNET

17 STANTON MARCHES
HADDINGTON, EH41 3FB



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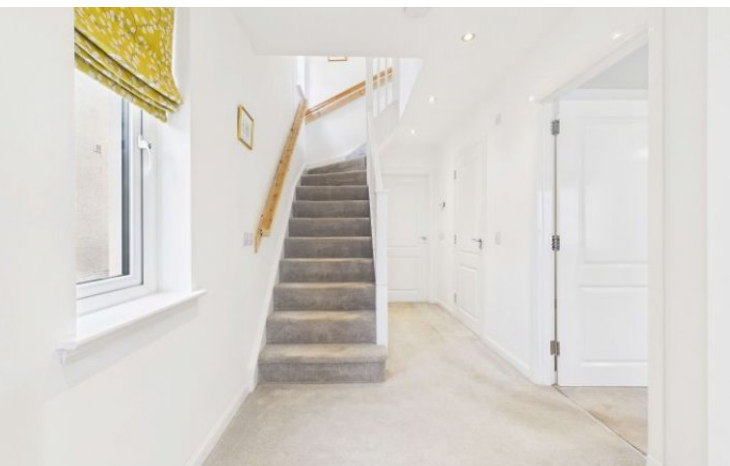


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PROPERTY SUMMARY



Quietly positioned within a popular residential area of Haddington, this contemporary detached house offers generous family accommodation, excellent parking and convenient access to local amenities. With four bedrooms, well-proportioned living spaces and a versatile layout, the home is ideally suited to growing families, while a nearby primary school adds to the appeal of its setting. A welcoming hall with useful storage and a WC leads into a living room, where a westerly aspect brings in afternoon and evening sunshine. The breakfasting kitchen and dining room provide a sociable heart to the home, with ample space for meals and family gatherings. A utility room adds welcome practicality. Upstairs, the principal bedroom features a fitted wardrobe and en-suite shower room, while two further double bedrooms with built-in wardrobes offer comfortable accommodation. A fourth bedroom provides flexibility as a study, nursery or guest room. The bathroom and useful landing storage complete the upper floor.







A modern detached home with a detached garage and a long drive.

FEATURES

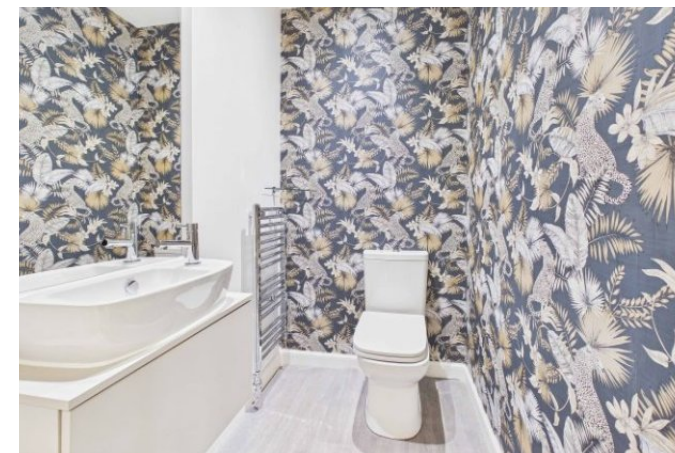
- Contemporary detached house
- Quietly set in popular Haddington
- Welcoming hall with storage and a WC
- Bay-windowed living room with a westerly aspect
- Breakfasting kitchen and dining room
- Landing with storage
- Principal bedroom with wardrobe and en-suite
- Two double bedrooms with built-in wardrobes
- Versatile fourth bedroom/study
- Family bathroom
- Separate utility room
- Private front and rear garden
- Detached garage, long driveway,
- Gas central heating, double glazing and solar panels

17 STANTON MARCHES

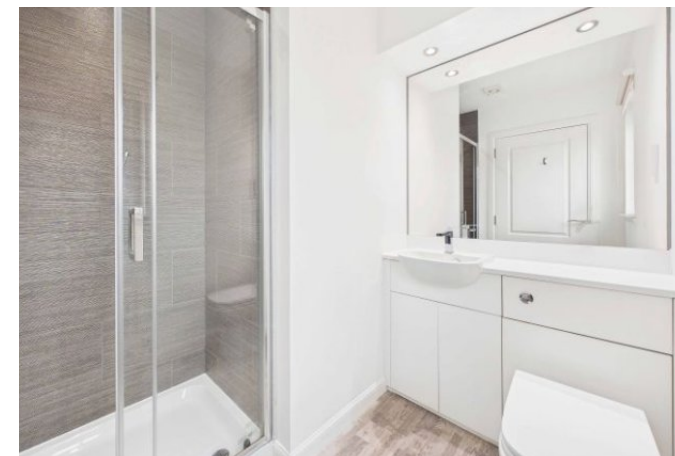
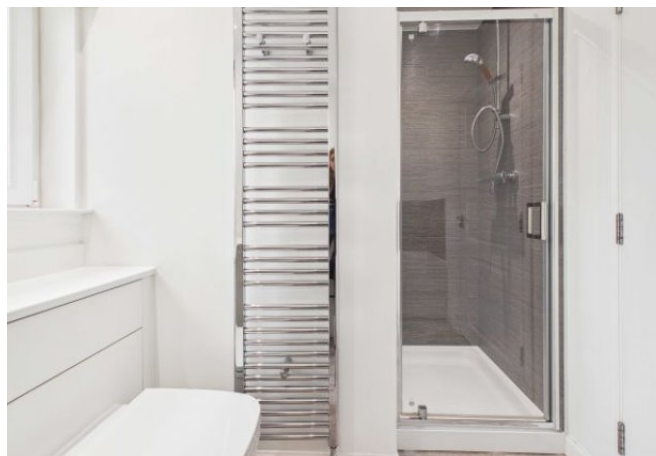
HADDINGTON, EH41 3FB

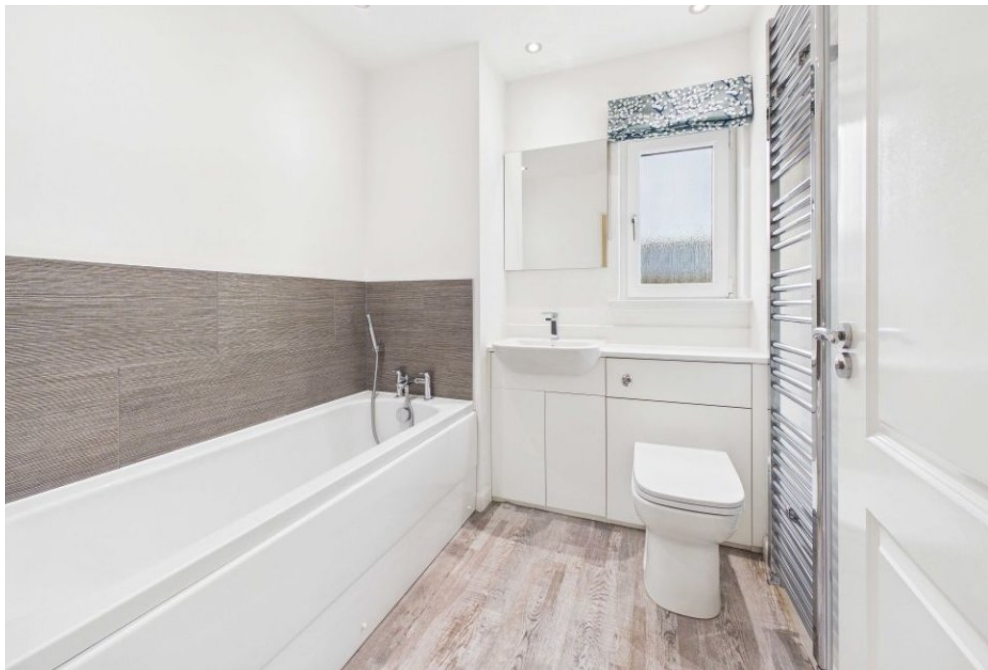


CLICK HERE
for a virtual tour of the property



Four bedrooms are served by two bathrooms, with the fourth bedroom also lending itself well to home working.





The private front and rear gardens offer space for outdoor play, gardening and relaxation. A garage and long driveway provide excellent parking and storage, while gas central heating, double glazing and solar panels add to the home's comfort and efficiency. Haddington's range of local amenities is easily accessible, making this an appealing choice for family life. Extras: all fitted floor coverings, light fittings and integrated appliances are included.





Haddington

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.





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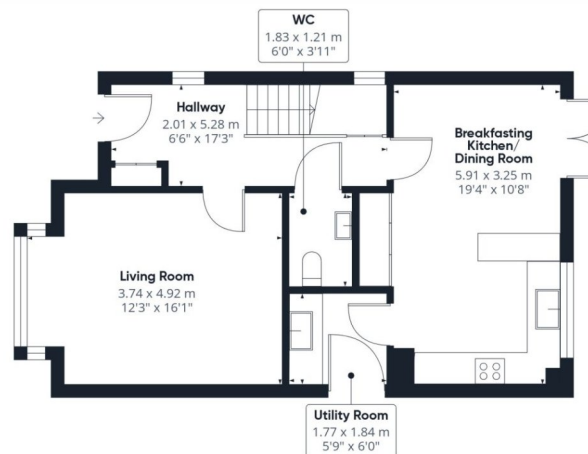
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HOUSE SALES

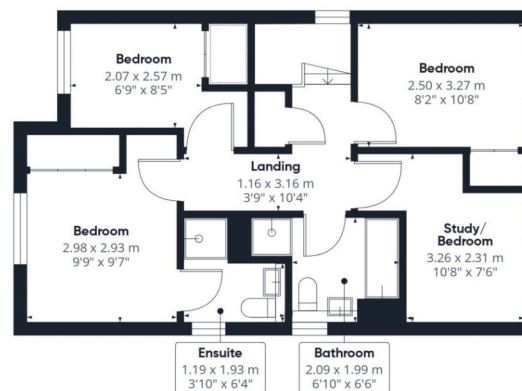
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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



Main Floor Building 1



Floor Level 2 Building 1



GARDEN STIRLING BURNET

Approximate total area⁽¹⁾

101.5 m²
1095 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTIES STUDIOS

EPC
RATING

B

COUNCIL
TAX BAND

F