



GARDEN STIRLING BURNET

**12 LYDGAIT GARDENS**  
HADDINGTON, EAST LoTHIAN, EH41 3DB





This modern two-bedroom terraced house forms part of a popular development in the heart of Haddington. It is set at the end of a peaceful no-through road, within easy reach of the historic market town's local amenities, schools, and transport links. The southwest-facing property is well-presented, enjoying modern interiors throughout, as well as a quality kitchen and bathroom. It further benefits from a private front garden, and is sure to appeal to a wide demographic.

Stepping into the home, you are greeted by a vestibule that flows through to the living and dining room. It is a wonderful introduction, enhanced by the elegant décor and wood-inspired floor. Spacious dimensions ensure plenty of room for comfy lounge furniture and a table and chairs, whilst southwest-facing windows create a light-filled environment. A handsome focal-point fireplace framed by accent wallpaper adds the finishing touch. Next door, the kitchen offers excellent cabinet storage and ample work surface space. Appointed in wood-effect and stone-inspired hues, it has a modern aesthetic and a spacious footprint. A ceramic hob, oven, and fridge/freezer are integrated and a freestanding washing machine is included too. The kitchen also gives way to a rear porch and to a staircase with built-in storage.

## FEATURES

- Modern terraced house
- Part of a popular development
- Quiet cul-de-sac setting in Haddington
- Attractive interiors throughout
- Welcoming entrance vestibule
- Spacious living/dining room
- Modern kitchen with rear porch
- Landing with generous storage
- Two double bedrooms
- 3pc bathroom with overhead shower
- Well-kept front garden
- Ample on-street parking bays
- Gas central heating system
- Double-glazed windows





On the first floor, a bright landing provides excellent storage before connecting to the two double bedrooms. Both rooms enjoy southwest-facing aspects and both have modern décor accentuated by a jazzy feature wall. They also have plush carpets for maximum comfort. A bright bathroom finishes the home. It is comprised of a toilet, a washbasin, a towel radiator, and a bath with an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, there is a well-kept front garden, enclosed by a wooden fence, and on-street parking bays are to the front and rear.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.







### Haddington, East Lothian

Haddington is a lovely historic market town 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. East Lothian's state-of-the-art library and museum, the John Gray Centre is also on the High Street, offering interesting exhibitions throughout the year. For the sport 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. 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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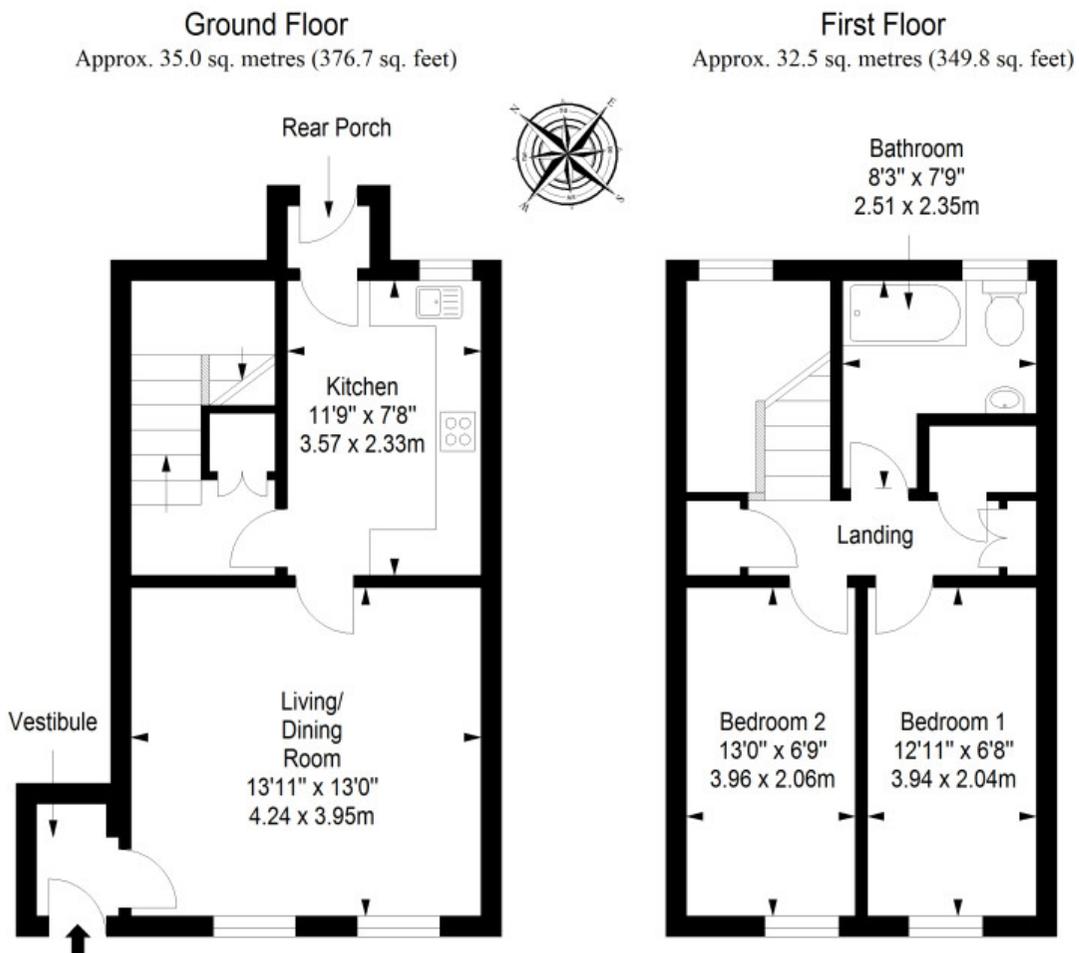


HOUSE SALES

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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



Total area: approx. 67.5 sq. metres (726.5 sq. feet)