



Solicitors & Estate Agents



Offers Over
£310,000

8 Burns Circus

Haddington | East Lothian | EH41 3DQ

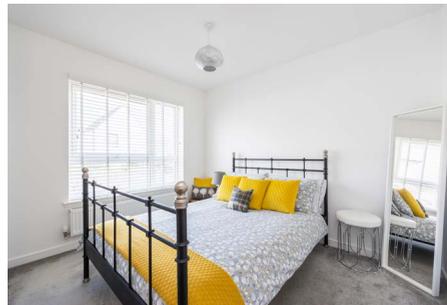
Peacefully situated in the picturesque historic market town of Haddington, this exceptional semi detached house of superb quality is in an exclusive modern development. Offered for sale in genuine move-in condition, the house boasts a landscaped private garden and offers bright and generously proportioned accommodation, ideal for both family life and entertaining.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Driveway
-  Private Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



Description

As you step inside, you're greeted by a welcoming vestibule leading seamlessly into the lower hall, setting the tone for the home's inviting ambiance. Practicality meets convenience with a thoughtfully designed WC, ideal for guests and everyday use. To a pleasant front aspect the formal reception room boasts a wrap around corner window, flooding the room with natural light, ample space for furniture and a generous storage cupboard. A well proportioned dining kitchen, positioned to the rear this multifunctional space not only caters to culinary endeavors but also serves as a hub for relaxation and socializing. Sliding patio doors effortlessly merge indoor and outdoor living, inviting natural light to flood the space and offering direct access to the rear garden. to the upper level, where the main bedroom awaits, boasting both comfort and style. Here, you'll find a built-in wardrobe providing ample storage, complemented by an ensuite bathroom, offering a private sanctuary for rejuvenation. Two additional bedrooms offer flexibility for family, guests, or home office space, while a well-appointed family bathroom completes the accommodation.



The development is factored by Ross and Liddell with an approx. cost of £100 per annum.

Extras

The property shall be sold with all fixtures, fittings, blinds, summer house, integrated appliances and fitted floor coverings.

Gardens & Driveway

To the rear is a secluded and enclosed landscaped garden, over a split level the garden benefits from an area of artificial turf, ideal for children and pets. The garden further benefits from a decked area, ideal for alfresco dining and outside entertaining. To the raised area is a fantastic summerhouse, an ideal retreat. A two vehicle driveway is at the front offering safe off street parking,

Viewing

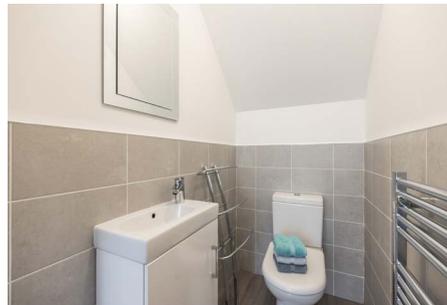
Please contact Neilsons on 0131 625 2222.





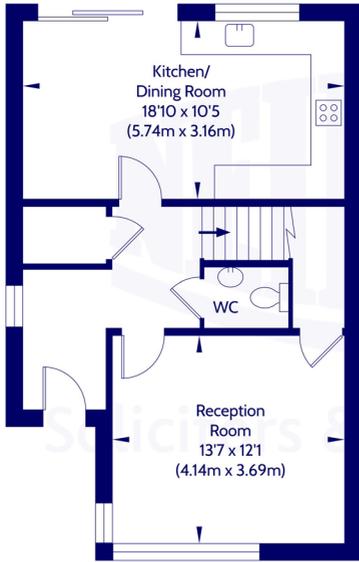
Location

The Royal Burgh of Haddington is the administrative and geographical centre of the beautiful county of East Lothian, located approximately 20 miles from Scotland's capital city of Edinburgh. This charming and popular town enjoys a rich history and strong sense of community with a wealth of shops, services, highly regarded cafes and restaurants all available within walking distance of this property. Ideally placed for those who enjoy outdoor pursuits, the surrounding countryside offers a wealth of opportunities from walking, fishing, golfing, horse riding and watersports. Further amenities include a local library and museum and sports centre with swimming pool. Local schooling is available from nursery to secondary level and regular local bus services provide easy access throughout the county and to Edinburgh. By car, the A1 connects quickly to the bypass and motorway network.

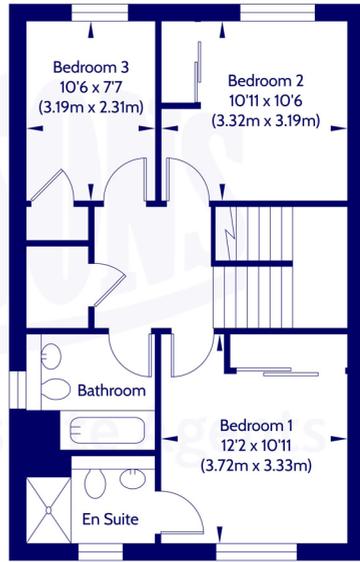




Approx. Gross Internal Floor Area 102.53 Sq M / 1104 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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