

GARDEN STIRLING BURNET

3 STARCH MILL

FORD ROAD, HADDINGTON, EAST LOTHIAN, EH41 4BP

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Welcome to a two-bedroom first-floor flat which has a desirable location in the market town of Haddington, forming part of a C-listed eighteenth-century warehouse that has been converted into sought-after homes. The attractive property is brought to market in move-in condition, enjoying spacious interiors that are neutrally presented and with brand-new carpets. It boasts a dual-aspect reception area, a quality kitchen and four-piece bathroom, and excellent storage to help maintain a tidy home. It also has the benefit of allocated parking. Altogether, it is an ideal residence for a wide variety of buyers, including commuters, first-time purchasers, couples, and small families alike.

Accessed via a secure telephone-entry system, the flat's front door opens into a hall with a convenient cloak cupboard. The neutral styling ensures an inviting introduction, flowing through to the spacious living/dining room. Here, plush carpeting creates a comfortable environment, while dual-aspect windows capture lots of natural light elevating an airy ambience. It is a lovely space that affords various layouts of furniture. Next door, the kitchen has a galley-style arrangement, coming well-appointed with timber-toned cabinetry and stone-style worktops.

FEATURES

- A first-floor flat in move-in condition
- Part of a converted C-listed warehouse
- Desirable location in popular Haddington
- Positioned close to the River Tyne
- Neutral interiors and brand-new carpets
- Secure telephone-entry system
- Hall with a double-door cloak cupboard
- Spacious, dual-aspect living/dining room
- Well-appointed, galley-style kitchen
- Two double bedrooms with wardrobes
- Four-piece bathroom with shower cubicle
- Private allocated parking to the rear
- Electric heating and double glazing


Virtually staged by Property Studio



Mosaic splashbacks finish the kitchen's look, along with an integrated oven, ceramic hob, and extractor hood. A fridge is also included. Meanwhile, the two double bedrooms both mirror the aesthetic of the living area, ensuring a relaxed setting primed for peaceful sleep. Both rooms have built-in wardrobes too, providing excellent clothes storage. The principal bedroom has an additional cupboard as well. Completing the home is a four-piece bathroom, comprised of a toilet, a storage-set washbasin, a bath, and a shower cubicle. Electric heating and double glazing provide year-round comfort.

Externally, the property is located close to the River Tyne offering idyllic riverside walks, as well as easy access to local parks. It also has private allocated parking to the rear for added convenience.

Extras: all fitted floor coverings, light fittings, integrated kitchen appliances, an under-counter freezer and a fridge to be included in the sale.











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.



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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

