



GARDEN STIRLING BURNET

44 GARDINER ROAD, PRESTONPANS
EAST LOTHIAN, EH32 9QE





Set within an enclosed corner plot, this three-bedroom semi-detached house benefits from low-maintenance landscaped gardens, a gated driveway, and a detached garage. The modern interiors offer appealing flexibility with the option for multiple living areas and home working. Ideal for city professionals and families favouring a relaxed coastal lifestyle, the property lies a stone's throw from everyday amenities and is within easy walking distance of the beach and rail links into Edinburgh that take just 15 minutes.

Once inside, an entrance hall (with built-in storage) flows into a bright living room. This inviting sitting area exudes a homely ambience with contemporary honey-coloured flooring and a focal log burner framed by statement accent décor. An illuminated display recess also features, while an elegant archway creates a social open connection to the kitchen. The classic oak-inspired kitchen, with timber-style flooring, comes equipped with freestanding goods comprising an electric cooker, a washing machine, a dishwasher, and an American-style fridge freezer housed in an adjoining south-facing sunroom. The tile-floored sunroom allows access to the rear garden and would suit a variety of uses, such as a playroom or home office. Completing the downstairs is a dining room/third double bedroom with wood-style flooring.

FEATURES

- Well-connected coastal town
- Semi-detached house with sea views
- Entrance hall with storage
- Inviting living room open to:
- Kitchen with garden access via adjoining:
- South-facing sunroom
- Dining room/Bedroom 3
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Enclosed gardens, with south-facing rear aspect
- Gated driveway and detached single garage
- Gas central heating and double glazing





Two double bedrooms with generous fitted wardrobes are located on the first floor, reached via a bright landing with further useful storage. The good-sized bedrooms are tastefully presented with understated monochrome décor and include a principal bedroom with sea views. Finally, a bright stylishly-appointed bathroom boasting a WC suite, outstanding vanity storage, and an L-shaped bath with an overhead shower. The property is kept warm and efficient via gas central heating and full double glazing.

Externally, the enclosed gardens are favourably south-facing to the rear and have been landscaped with easy-upkeep decked and paved areas perfect for seating and summer barbecuing. Multi-car private parking is provided via a gated side driveway and a detached single garage. Extras: All fitted flooring and window coverings, light fittings, and freestanding appliances are included in the sale.







Prestonpans, East Lothian

Prestonpans, with its thriving community spirit, offers lovely shore walks, open parks, and countryside - all within a 20-minute commute (either by train or car) to the heart of Edinburgh city centre. The town has a good selection of amenities including; convenience stores, supermarkets, bistro, café, take-aways, pubs (one with award-winning food), bakers, library, Post Office, pharmacy, optometrist, vets, florist, gift shops, hair and beauty salons, and a community centre. For more extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores and restaurants. The town has two primary schools and the comprehensive Preston Lodge High School. Fitness and outdoor pursuits can be found at the Mercat Gait Centre, the Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club, all on your doorstep.







OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington



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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

