



GARDEN STIRLING BURNET

32 ATHOLL VIEW

PRESTONPANS, EAST LOTHIAN, EH32 9FL



PROPERTY SUMMARY



Set away from the road, this two-bedroom, end-terrace house is a charming property in the coastal town of Prestonpans. The home will appeal to first-time buyers, young families, and commuting professionals, as well as anyone seeking close proximity to the sea. It has well-presented interiors and benefits from private parking for up to three cars and a fully-enclosed rear garden, with a lawn and patio area for barbecues in the sun.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (halogen hob, double oven, fridge/freezer, and washing machine) to be included in the sale.








"...Two double bedrooms with wardrobes and a fully-enclosed rear garden with a shed..."







"...Bright three-piece shower room and gas central heating and double glazing..."

FEATURES

- End-terrace house in Prestonpans
- Near amenities, transport links, and the beach
- Welcoming entrance hall with a WC
- Living room with focal-point fireplace
- Well-appointed dining kitchen
- Two double bedrooms with wardrobes
- Bright three-piece shower room
- Fully-enclosed rear garden with a shed
- Private driveway for off-street parking
- Gas central heating and double glazing





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

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Fax: 01620 824 671**

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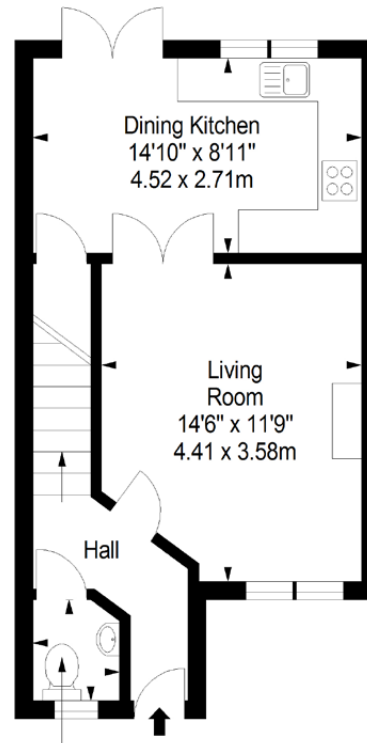
HOUSE SALES

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.

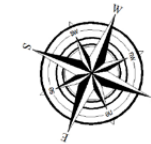
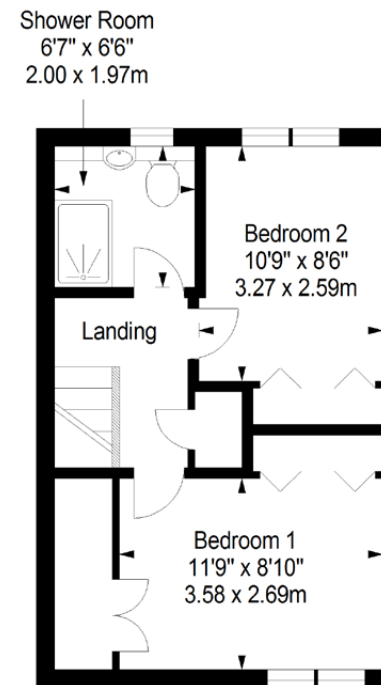
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

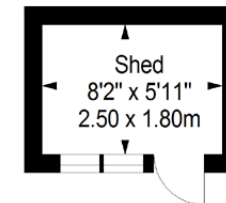
Ground Floor
Approx. 36.5 sq. metres (392.9 sq. feet)



First Floor
Approx. 32.9 sq. metres (354.1 sq. feet)



Shed
Approx. 4.5 sq. metres (48.4 sq. feet)



Total area: approx. 73.9 sq. metres (795.4 sq. feet)