



26 Burnside, Prestonpans, East Lothian, EH32 9DW

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Very rarely available property in this location. McDougall McQueen present to the market this deceptively spacious two-bedroom end terraced house, superbly situated in an established residential area in the popular East Lothian town of Prestonpans only a short walk from the beach and coastline. The generously proportioned accommodation is presented in good condition but would now benefit from some light upgrading and décor, providing a superb opportunity for first-time buyers, professional couples, and those with a young family. It is within walking distance of all amenities including schooling, whilst Prestonpans is ideally placed for the commute to Edinburgh and beyond being close to the A1 and having its own train station. Viewing is by appointment and should be made at your earliest convenience.

- Entrance hallway with walk-in store cupboard and under-stair storage
- Spacious living and dining room with full height front facing window, electric fire, and surround
- Breakfasting kitchen with rear facing window, space for a table, a range of base and wall units, store cupboard, gas hob, double oven, extractor, and washing machine
- Rear hall providing access to the rear garden and a store cupboard with both light and power
- Shower room with double shower base with electric shower, wc and sink
- Upper landing with loft space access
- Double bedroom with Dormer style window to the front, full width fitted wardrobes and store cupboard
- Double bedroom two again with Dormer style window to the front and built-in wardrobes
- Double glazing and gas central heating
- Private garden grounds to the front and a rear garden with raised decking area, outside tap and mature fruit trees
- Ample on-street parking
- Within walking distance of the coast and all amenities
- Superb transport links including a local train station



## Location

Situated on the breath-taking East Lothian coast is Prestonpans, it links with neighbouring villages along the scenic east coast where many pleasant walks, cycle routes, and sandy beaches can be enjoyed. The town offers a good range of local shopping facilities as well as banking/post office services, a health centre and dental surgery. A range of leisure facilities in the vicinity include a range golf courses, and the Mercat Gait Centre with gym, dance studio and swimming pool. A more comprehensive range of shopping and recreational facilities are available only a short drive away in nearby Musselburgh with an extensive range of shopping outlets at Ford Kinnaird Retail Park. With a regular public transport service in operation, easy access to the A1 linking with major motorway networks, Edinburgh city by-pass, and with a local rail link in Prestonpans and Wallyford making this an ideal base for the commuter.

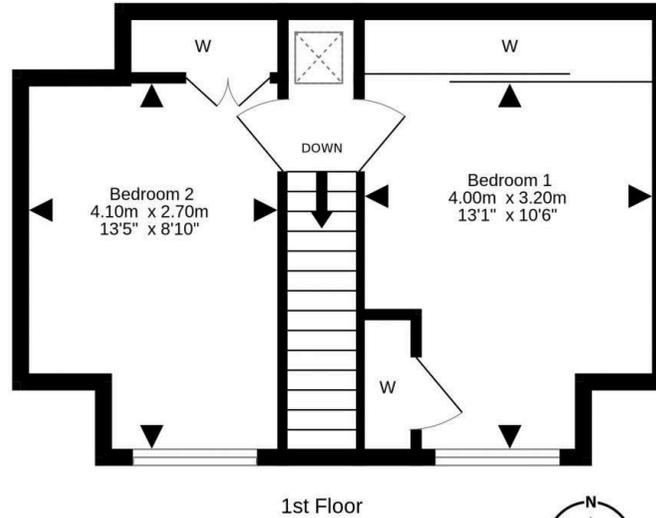
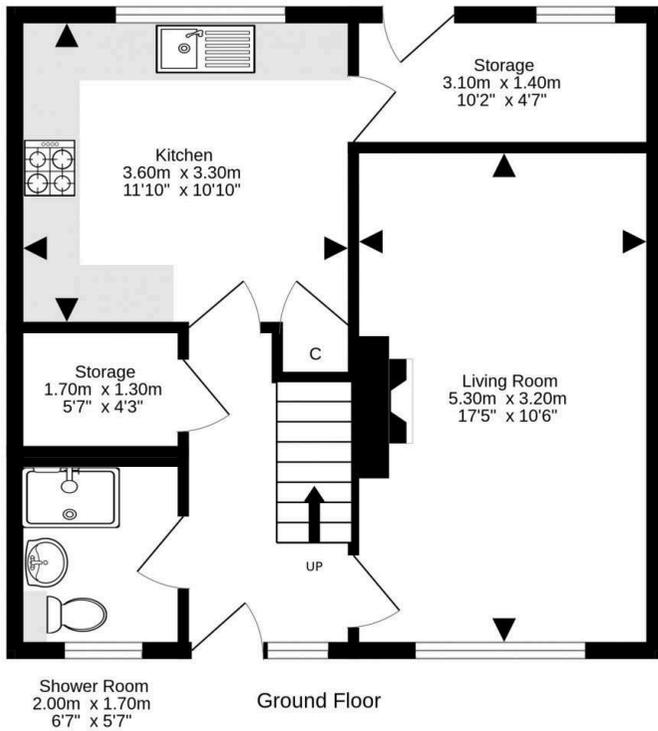
## Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

