



GARDEN STIRLING BURNET

23 SUTHREN YETT
PRESTONPANS, EAST LOTHIAN, EH32 9GL





Situated in the small seaside town of Prestonpans with an enclosed south-facing garden, this contemporary end-terrace house offers a three-bedroom, two-bathroom family home, set over three storeys and decorated throughout in tastefully muted hues. The charming property benefits from unrestricted on-street parking and lies within strolling distance of local amenities and regular rail links, connecting to Edinburgh in just 15 minutes.

Welcoming you into the home is an airy entrance hall boasting the practical features of built-in storage, a WC cloakroom, and hardwearing oak-inspired flooring that flows seamlessly into the adjoining rooms. To the rear of the hall is a south-facing reception room, with direct garden access and flexible floor space for both comfortable seating and dining furniture. Further dining space, ideal for breakfasts, can be found next door in the kitchen which enjoys a stylish finish with white and walnut-toned cabinetry offset by striking chevron tiling. Neatly integrated appliances comprise a fridge freezer, an eye-level oven and microwave, and a gas hob with a feature hood, with an under-counter dishwasher and washing machine also included.

FEATURES

- Well-connected seaside town
- Tasteful understated interiors
- Three-storey end-terrace house
- Entrance hall with WC storage
- Sunny living/dining room with garden access
- Stylish breakfasting kitchen
- Two double bedrooms with storage
- One single bedroom
- Principal en-suite shower room
- Bathroom with shower-over-bath
- Enclosed south-facing garden
- Unrestricted on-street parking
- GCH and DG





Upstairs, on the first floor, are two carpeted bedrooms - a double with storage and a good-sized single framed by decorative wainscoting. These bedrooms are reached via a landing, also allowing access to a bright family bathroom, simply styled in all-white and featuring a WC-suite, a towel radiator, a shower-over-bath, and built-in linen storage. Occupying the entirety of the second floor is the principal suite incorporating a carpeted, dual-aspect bedroom with fitted storage and a bright en-suite shower room. Gas central heating and full double glazing keep the property warm and efficient.

Externally, the south-facing rear garden is securely enclosed (with gated side access) and includes a well-tended lawn, a seating patio, and a shed. The house is fronted by neat hedgerows and benefits from immediate access to unrestricted on-street parking. Extras: Included in the sale are all fitted floor and window coverings, light fittings, and freestanding/integrated appliances.







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, bank, 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.





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HOUSE SALES

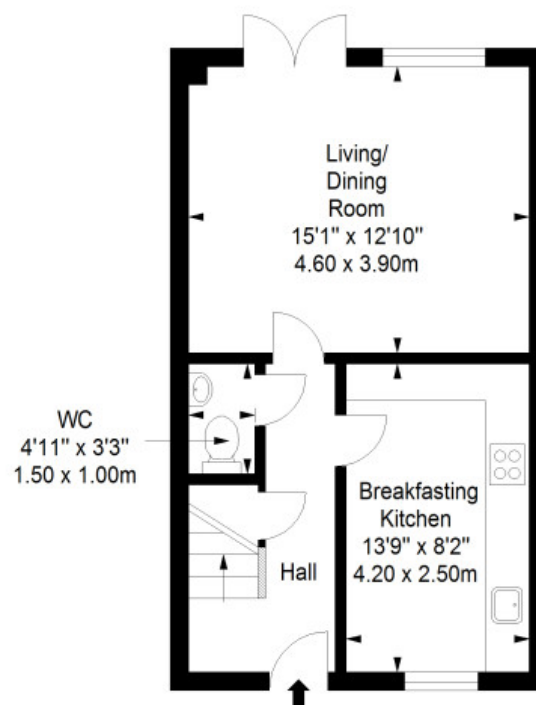
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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

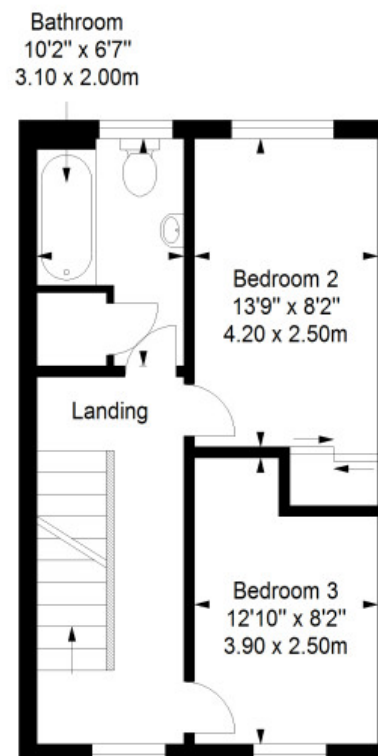
Ground Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



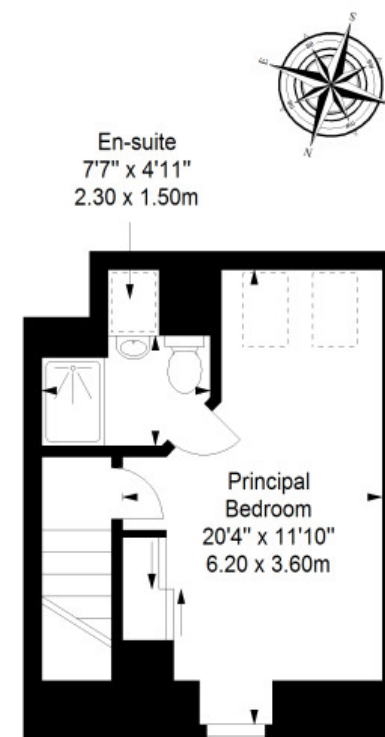
First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Second Floor

Approx. 23.5 sq. metres (252.9 sq. feet)



Total area: approx. 100.1 sq. metres (1077.5 sq. feet)