



GARDEN STIRLING BURNET

**25 MONKS MEADOW,**  
PRESTONPANS, EAST LOTHIAN, EH32 9GP





Part of a modern development, this executive four-bedroom detached house is an outstanding family home in the coastal town of Prestonpans. The exclusive property boasts generous accommodation and beautiful interior design, as well as private parking and a southeast-facing garden. It further benefits from four washrooms and a statement breakfasting kitchen/dining/family room. Spacious and airy, it meets all the requirements for modern family lifestyles.

Stepping into the home, you are greeted by a reception hall with built-in storage. On the left is the multi-aspect living room. Here, a spacious footprint accommodates comfortable lounge furnishings, whilst a box bay window and additional glazing ensure a light-filled ambience. It has attractive décor, and is framed by a wall-mounted fireplace. Next door is the home's centrepiece: a stunning open-plan breakfasting kitchen/dining/family room. This triple-aspect space is generously proportioned for all occasions and it extends outside into the garden. The kitchen itself has a high-spec Shaker-inspired design, centred on a floating island with a breakfast peninsula. It features generous cabinet storage and downlit worksurfaces, backed by easy-clean splashbacks. The sophisticated look is enhanced by seamlessly integrated appliances. Plus, there is an adjacent utility room with a WC.

## FEATURES

- An executive detached house
- Part of a modern development
- In the coastal town of Prestonpans
- Reception hall with built-in storage
- Spacious, multi-aspect living room
- Breakfasting kitchen/dining/family room
- Utility room with an adjacent WC
- Four double bedrooms with wardrobes
- Two modern en-suite shower rooms
- Quality family bathroom
- Low-maintenance front garden
- Large, southeast-facing rear garden
- Private driveway and integrated garage
- Gas central heating and double glazing





Meanwhile, the four double bedrooms are upstairs, off a naturally-lit landing with a double-door cupboard. Each room is softly carpeted and beautifully decorated, and all incorporate built-in wardrobes to maximise the useable floorspace. In addition, the principal and second bedrooms both have the luxury of their own modern en-suite shower rooms. The remaining bedrooms are served by a family bathroom, equipped with a quality three-piece suite. Gas central heating and double glazing ensure year-rounds comfort. Outside, the home has a low-maintenance front garden and a fully-enclosed rear garden, which is designed for families. The latter boasts a large manicured lawn, a patio for summer dining, and a suntrap, southeast-facing aspect. There is also private parking for two cars via a driveway and an integrated garage.

Extras: all fitted floor coverings, window blinds, light fittings, integrated appliances (gas hob, statement extractor, double oven, dishwasher, fridge, and freezer), and a garden shed to be included.







## Prestonpans

Situated on the rugged East Lothian coast is Prestonpans – a thriving town that has seen considerable development in recent years. There are lovely shore walks, public parks, and open countryside to enjoy – ideal places to escape the hustle and bustle. With Prestonpans train station, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car via the A1. Prestonpans offers a good selection of amenities and shops, while nearby Fort Kinnaird Retail Park provides more extensive shopping outlets. The town is served by two primary schools and one secondary school, while Loretto School in Musselburgh offers private education at both primary and secondary level. The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre – a sports centre with an Olympic-sized swimming pool, a sauna, a steam room, and a hydrotherapy pool, as well as a gym and a dance studio. 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 are all on your doorstep too.





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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

