



GARDEN STIRLING BURNET

19 STRUAN WYND,
PRESTONPANS, EAST LOTHIAN, EH32 9FR





Brought to market in move-in condition, this two-bedroom semi-detached house is part of a modern development in the coastal town of Prestonpans. The home offers bright and airy accommodation and it is set within easy reach of amenities, transport links, schools, and the local beach. Furthermore, it provides private parking for two cars, a family-friendly garden, and an office outbuilding.

Nestled behind a front lawn, the home's main door opens into a welcoming hall that offers a WC before leading through to the living room. Finished in a soft neutral hue and with a herringbone floor, this reception area has an elegant aesthetic that is easy to style. The space is well proportioned for comfy lounge furniture and it is brightly illuminated by a south-facing window. Double doors flow from here into the adjacent dining kitchen, which generously spans the width of the property to provide ample room for a table and chairs. The space continues the aesthetic of the living area and it also extends out into the garden (via French doors) for summer entertaining. The kitchen itself is well-appointed with modern cabinets and solid quartz worktops. The attractive look is further enhanced by seamlessly integrated appliances, whilst a built-in cupboard finishes the room.

FEATURES

- Semi-detached house in move-in condition
- Part of a popular modern development
- Set in the coastal town of Prestonpans
- Light neutral interior décor throughout
- Welcoming entrance hall with a WC
- Elegant, south-facing living room
- Large dining kitchen with garden access
- Two double bedrooms (one with a wardrobe)
- Bathroom with an overhead shower
- Landscaped front and rear gardens
- Office outbuilding with bi-folding doors
- Private tandem driveway
- Gas central heating and double glazing





Upstairs, a landing (with storage) connects to the two double bedrooms, both of which mirror the style of the living area adding soft carpets for maximum comfort. The south-facing principal bedroom also benefits from a built-in wardrobe for convenience, whereas the second bedroom overlooks the garden. A three-piece bathroom, with an overhead shower, completes the accommodation. Gas central heating and double glazing ensure year-round comfort.

Outside, there is a fully-enclosed rear garden, which has been neatly landscaped to incorporate a central lawn framed by decked areas for relaxing and dining in the sun. The space is perfect for pets and children, and it comes with a fully-functioning office outbuilding with bi-folding doors.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated appliances (ceramic hob, oven, dishwasher, fridge/freezer, and washer/dryer) to be included in the sale.







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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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



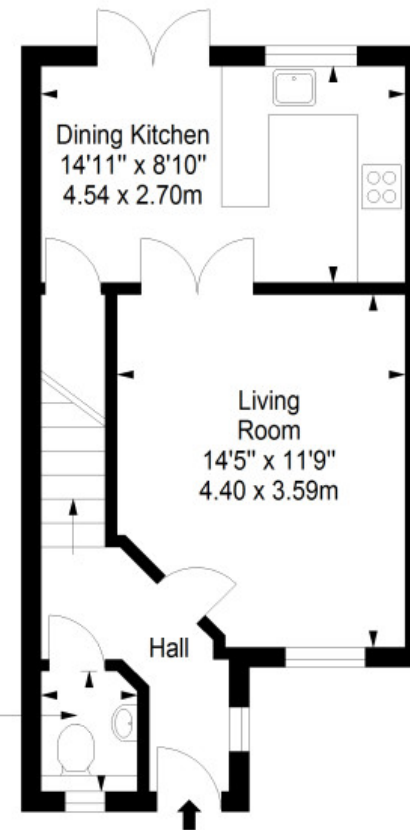
Office
Approx. 7.1 sq. metres (76.4 sq. feet)



Office
11'1" x 6'10"
3.38 x 2.08m

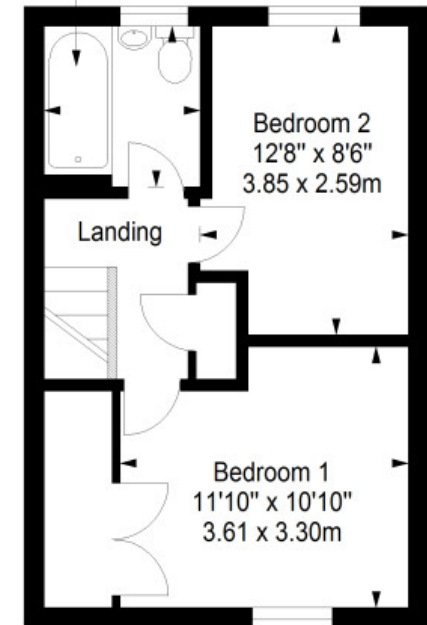
WC
4'11" x 3'11"
1.51 x 1.19m

Ground Floor
Approx. 37.2 sq. metres (400.4 sq. feet)



First Floor
Approx. 33.0 sq. metres (355.2 sq. feet)

Bathroom
6'7" x 6'7"
2.01 x 2.00m



Total area: approx. 77.3 sq. metres (832.0 sq. feet)