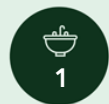




GARDEN STIRLING BURNET

22 GRANGE ROAD, PRESTONPANS
EAST LOTHIAN, EH32 9LL





Set on a generous end-terraced plot, with a multi-car driveway, front and rear gardens, and multiple sheds, this two-bedroom residence offers an attractive modern home in the quiet seaside town of Prestonpans. Appealing to professionals and young families, the property lies within easy strolling distance of the seafront, local shops, and rail services connecting to central Edinburgh in just 15 minutes.

On opening the front door, you step into a bright reception room via an entrance hall. As with all rooms in the home, the comfortably carpeted living/dining room is tastefully-presented in a subtle colour palette. Versatile space for furniture is provided, as well as fitted display shelving and cupboard storage, and handy direct kitchen access. The sunny dual-aspect kitchen (with practical garden access) features a good range of crisp-white cabinets complemented by wood-inspired worktops and flooring. Integrated into the space are a dishwasher, an oven, and an induction hob offset by metro tilework and a statement hood. A tall fridge freezer (and space for further goods) are also included, as well as a useful built-in cupboard for pantry items.

FEATURES

- Small seaside town with train links
- End-terraced house with tasteful décor
- Entrance hall
- Living/dining room with storage
- Sunny contemporary kitchen with garden access
- One spacious double bedroom with storage
- Large single bedroom with storage
- Bright bathroom with shower-over-bath
- Easy-upkeep gardens, south-facing to the rear
- Three useful sheds
- Multi-car private driveway
- Gas central heating and double glazing





On the first floor, a naturally-lit landing leads to two spacious bedrooms (a double and a single), both equipped with incorporated storage and carpeted for optimum comfort. Also located on this level is a bright partially-tiled bathroom replete with a WC, a pedestal wash basin, and a bath with an overhead shower and a glazed screen. The property is kept warm and efficient by gas central heating and full double glazing.

Externally, low-maintenance gardens can be found at the front and rear of the property. The rear garden benefits from all-day sun and boasts three sheds and a seating patio set beneath a charming pergola. A gated driveway runs along the side of the house and provides convenient private parking for multiple vehicles.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, integrated appliances, the freestanding fridge freezer, and three garden sheds.







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, 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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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

