



GARDEN STIRLING BURNET

15 GRANGE ROAD
PRESTONPANS, EAST LOTHIAN, EH32 9LL





This two/three-bedroom semi-detached house is a well-presented residence located in the heart of Prestonpans. The southwest-facing property is set within easy reach of all the coastal town has to offer, including bus and train links, local amenities and schools, and the beach. It is presented with neutral interiors throughout, providing a blank canvas for buyers, and it enjoys bright and airy accommodation. The property further boasts well-kept private gardens and generous private parking.

Stepping into the home, you are welcomed by an entrance hall that leads left into the living room. This reception space sets the standards of the accommodation to follow, with its light neutral décor and fitted carpeting found predominantly throughout. It enjoys a spacious footprint for comfy lounge furniture, and is brightly illuminated by a southwest-facing window. A focal-point fireplace completes the room. Next door, the kitchen has a galley-style layout, fitted with base and wall-mounted cabinets and plenty of worksurface space. Mosaic-style splashbacks frame the worktops, whilst crisp neutral décor and a window ensure a light-filled ambience. It provides garden access and an electric cooker, a fridge/freezer, and a washing machine.

FEATURES

- Well-presented semi-detached house
- Set in the coastal town of Prestonpans
- In walking distance of the beach
- Light neutral interiors throughout
- Welcoming entrance hall
- Southwest-facing living room with a fireplace
- Galley-style kitchen with garden access
- Versatile dining room/third bedroom
- Two double bedrooms (one with storage)
- Bright shower room with a three-piece suite
- Well-kept, southwest-facing front garden
- Fully-enclosed, landscaped rear garden
- Timber-framed garage and tandem driveway
- Electric heating and double glazing





Finishing the ground floor is a versatile dining room/third bedroom, which mirrors the aesthetic of the living area and comes with built-in storage. Upstairs, a bright landing leads to the principal bedroom and bedroom two. Both are airy doubles and both are lightly decorated and laid with fitted carpets. The principal bedroom boasts the larger proportions, with a spacious footprint, built-in storage, and a beneficial southwest-facing aspect. A bright three-piece shower room completes the accommodation on offer. Electric heating and double glazing ensure year-round comfort.

Outside, the home is flanked by well-maintained gardens to the southwest-facing front and fully-enclosed rear. The latter features a landscaped design with a neat lawn and patio. A gated tandem driveway and a timber-framed single garage provide off-street parking.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge/freezer, and a washing machine to be included.







Prestonpans, East Lothian

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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HOUSE SALES

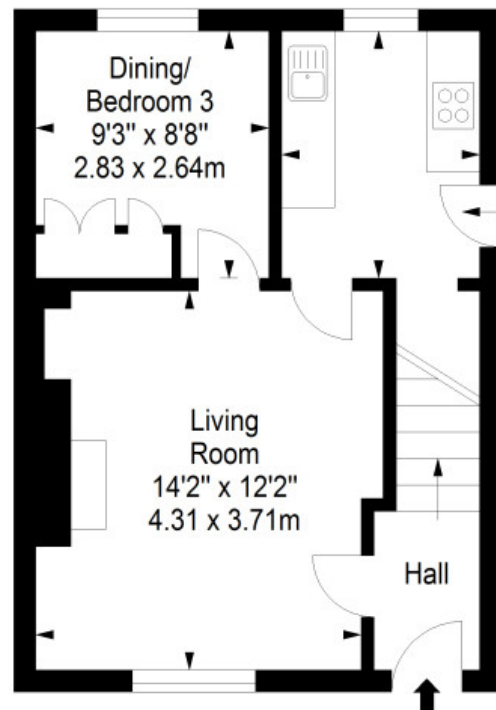
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon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

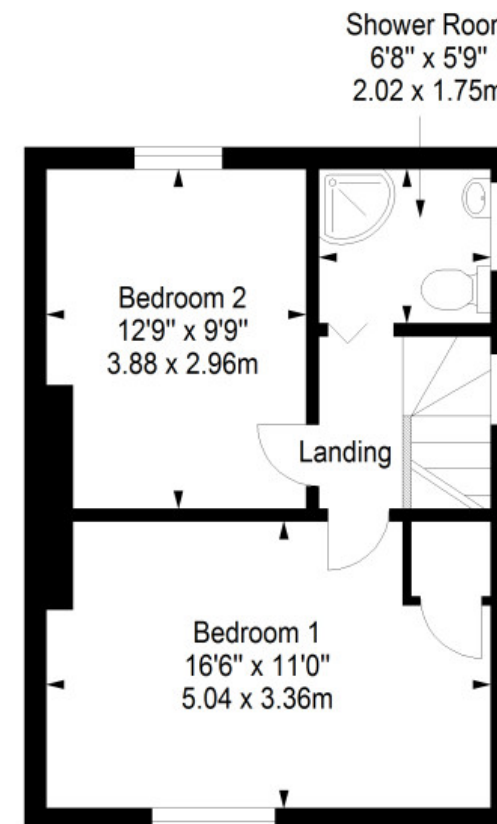
Ground Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 73.2 sq. metres (788.0 sq. feet)