



GARDEN STIRLING BURNET

38 ATHOLL VIEW
PRESTONPANS, EAST LoTHIAN, EH32 9FL





Forming part of an established modern residential development in Prestonpans, next to green space and just a stone's throw from the beach, this end-terrace house offers two bedrooms, a living room, a dining kitchen, and a bathroom (plus a separate WC), all enhanced by tastefully presented, modern interiors. The home is sure to appeal to first-time buyers, professionals, couples, young families, and rental investors alike.

The front door opens into a neutrally decorated entrance hall, setting the tone for the attractive interiors to follow and housing a useful WC. On your left, you step into a living room, where neutral décor is accompanied by an elegant accent wall and warm wood-styled flooring, and an east-facing window captures sunny natural light in the morning. The reception room offers plenty of space for a choice of lounge furniture. From here, double doors open into an adjoining kitchen, where provision is made for a seated dining area, set next to French doors opening onto the rear garden. The kitchen is well-appointed with a selection of modern grey wall and base cabinets, spacious worktops, and white metro-tiled splashbacks, with integrated appliances comprising an oven, hob, extractor fan, fridge/freezer, dishwasher, and washing machine.

FEATURES

- End-terrace house in Prestonpans
- Well-presented, modern interiors
- Entrance hallway with WC
- Elegant, east-facing living room
- Well-appointed dining kitchen
- Two double bedrooms (one with built-in wardrobes)
- Stylish, contemporary bathroom with shower-over-bath
- Low-maintenance rear garden
- Private front driveway
- Gas central heating and double glazing





Upstairs, a landing (with storage) leads to the home's two bedrooms and a bathroom. The bedrooms both offers plenty of space for furniture and are presented with tasteful décor and fitted carpets, whilst the larger of the two is accompanied by two built-in wardrobes. Finally, the stylish, contemporary bathroom comprises a bath with an overhead shower and a glazed screen, a basin set into storage, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is accompanied by a sunny rear garden, secured with partial walls and fencing for security and featuring a decked terrace, a patio, and a shed for outdoor storage. A private front driveway provides off-street parking.

Extras: All fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, and garden shed will 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.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington



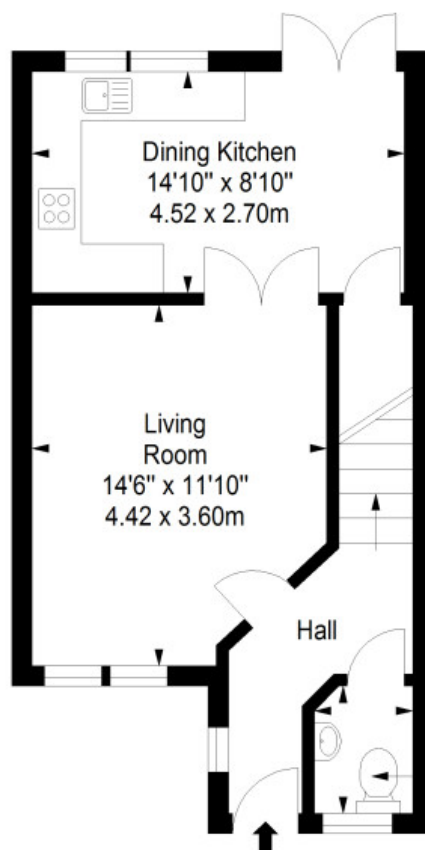
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

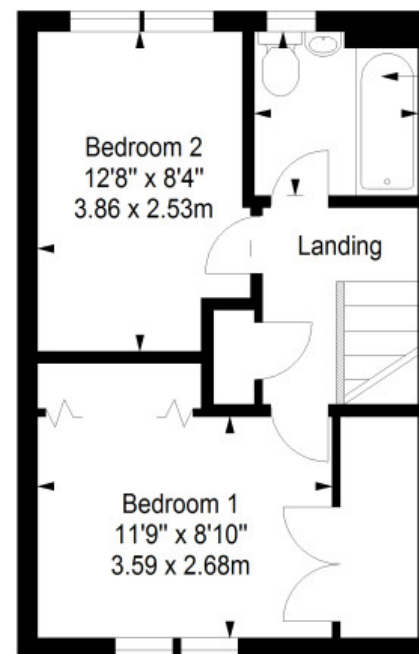
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

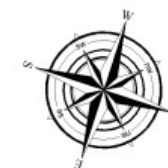
Ground Floor
Approx. 37.5 sq. metres (403.6 sq. feet)



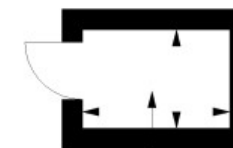
First Floor
Approx. 34.4 sq. metres (370.3 sq. feet)



Bathroom
6'7" x 6'6"
2.00 x 1.98m



Shed
Approx. 2.2 sq. metres (23.7 sq. feet)



Shed
5'11" x 3'11"
1.80 x 1.20m

Total area: approx. 74.1 sq. metres (797.6 sq. feet)