



GARDEN STIRLING BURNET

12 MCGREGOR PEND, PRESTONPANS
EAST LOTHIAN, EH32 9FS



2



1

EPC
RATING

C

COUNCIL
TAX BAND

C



This attractive two-bedroom lower villa (with access to off-street parking and communal garden grounds) will no doubt appeal to young families and professionals favouring a relaxed coastal lifestyle. The property's quiet location in the small town of Prestonpans lies within walking distance of shops, the beach, day/night bus connections, and rail services providing swift access to the capital in just 15 minutes. Behind its charming façade, the modern home is well-presented with appealing décor and includes convivial interconnected living space.

On opening the front door, you step into a naturally-lit porch that leads into a bright living room featuring useful built-in storage and decorated in on-trend grey/blue tones with coordinating oak-inspired flooring that extends into the adjoining kitchen. The southerly-facing kitchen is tastefully appointed with classical ivory-white cabinetry and includes a seated dining area - perfect for breakfasts and casual suppers. It also boasts an integrated oven and gas hob (with a hood), as well as a freestanding washing machine, dishwasher, and tall fridge freezer, all in stylish silver.

FEATURES

- Well-connected seaside town
- Quiet modern development
- Attractive lower villa
- Entrance porch
- Living room with storage and access to:
- Sunny breakfasting kitchen
- One double bedroom with storage
- One good-sized single bedroom
- Bathroom with shower-over-bath
- Neatly-lawned communal gardens
- Ample unrestricted residents' parking
- Gas central heating and double glazing





Also found within the home are two good-sized bedrooms accessed via a central internal hall from the living room. Both bedrooms offer comfortable sleeping spaces with understated décor and fitted carpeting. The double bedroom includes a fitted wardrobe, while the single bedroom is heightened by statement accent décor. Completing the accommodation on offer is a bright modern bathroom. The white and pastel-toned bathroom, with oak-style flooring, comes equipped with a WC, a basin set into a vanity unit, a bath with an overhead shower and glazed screen, and incorporated linen storage. The property is kept warm and efficient via gas central heating and full double glazing.

Externally, the development is well-maintained by a factor and allows its residents shared access to lawned garden grounds and plentiful off-street parking that is unrestricted. Extras: All fitted flooring coverings, blinds, light fittings, and freestanding/integrated appliances are included in the sale.







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.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington



HOUSE SALES

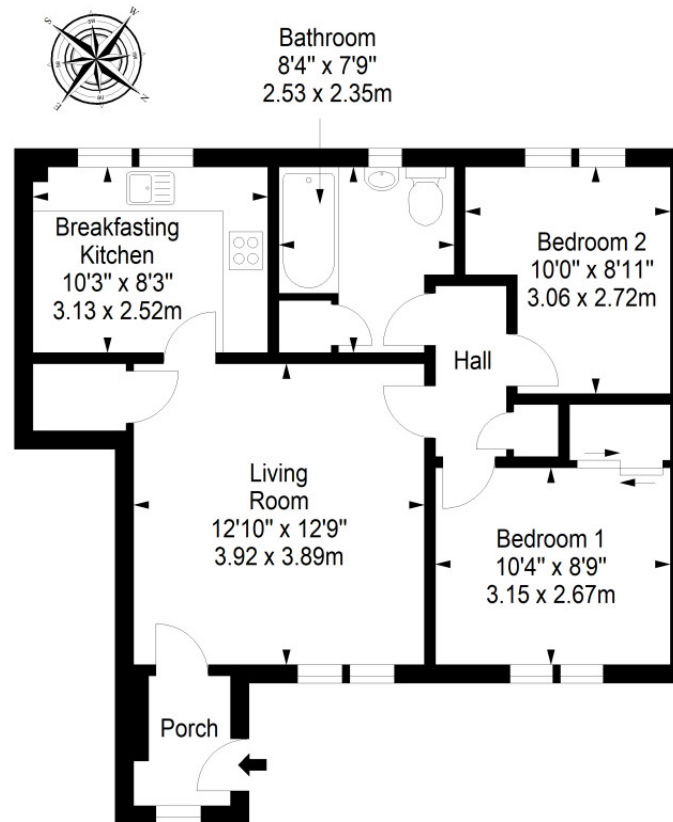
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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. 55.5 sq. metres (597.4 sq. feet)



Total area: approx. 55.5 sq. metres (597.4 sq. feet)