



GARDEN STIRLING BURNET

**28 DRUMMORE DRIVE**  
PRESTONPANS, EAST LOTHIAN, EH32 9BZ



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EPC  
RATING

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COUNCIL  
TAX BAND

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Situated in the coastal town of Prestonpans, this three-bedroom semi-detached house is a charming residence for anyone looking to be close to the sea within easy reach of the capital. The home is well-presented throughout, and it has a quality kitchen and three-piece bathroom. It also comes with private parking and a southwest-facing rear garden.

Inside, a bright hall welcomes you, leading right into the living/dining room. The hall's wood-textured floor continues into this reception area, bringing a warm tone to complement the on-trend neutral décor. There are spacious proportions for comfy furnishings and twin windows for an airy ambience. Glazed doors also open into the kitchen, allowing extra light to flow throughout the two spaces. Here, there is an excellent range of wood-toned cabinets and generous worksurface space, framed by slate-style splashbacks. Decorated in light blue, it has a cheerful aesthetic and a popular design. An oven, gas hob, and extractor hood come integrated, with an undercounter washing machine included and space for a fridge/freezer. There is also an additional built-in cupboard and access to the rear garden.

## FEATURES

- A spacious semi-detached house
- Set in the coastal town of Prestonpans
- Near amenities, schools and transport links
- Well-presented interiors
- Welcoming entrance hall
- Spacious living/dining room
- Fitted kitchen with rear garden access
- Three double bedrooms with storage
- 3pc bathroom with overhead shower
- Low-maintenance front and rear gardens
- Private driveway for off-street parking
- Gas central heating and double glazing





Completing the ground floor is a bright three-piece bathroom with an overhead shower. Meanwhile, the three double bedrooms are on the first floor. Each room is well presented and equipped with built-in storage. The spacious principal bedroom has a muted wood style floor, whilst the second bedroom is laid with carpet. The third bedroom, with a chic accent wall, also has wood-effect flooring and the benefit of a hand washbasin. Gas central heating and double glazing ensure year-round comfort.

Externally, there is a low-maintenance front garden and private driveway, as well as a paved rear garden which is fully enclosed and perfect for summer barbecues, capturing lots of daily sun.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a washing machine, and a garden shed to be included in the sale. A freestanding fridge/freezer may be available by separate negotiation.







## 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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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

