



GARDEN STIRLING BURNET

**25 HARLAWHILL GARDENS**  
PRESTONPANS, EAST LoTHIAN, EH32 9JQ



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This modern three-bedroom semi-detached house is ready for its new owners, presented with a blank canvas of fresh neutral décor, along with stylish new fittings, and accompanied by multi-vehicle private parking and a lovely, secure garden. Enjoying a peaceful cul-de-sac setting in the popular coastal town of Prestonpans, the ideal family home is conveniently within walking distance of high street shops, the seafront, local schools, and the train station, from where services connect to Edinburgh in just 15 minutes.

A bright entrance hall flows into a bay-fronted living room that is open to the dining room via an elegant archway, with stylish oak-inspired flooring running throughout. The formal dining room boasts French doors to the garden, as well as convenient direct access to the kitchen. The kitchen also opens onto the garden and benefits from plentiful natural light and a durable slate floor. It is tastefully appointed in natural tones, and recent upgrading includes a new sink and (downlit) worktops. In addition to an integrated electric oven and hob with a feature hood and sleek splashback, there is a tall fridge freezer, an undercounter washing machine, and built-in storage for pantry items.

## FEATURES

- Peaceful address in coastal Prestonpans
- Fresh neutral interiors with stylish new fittings
- Modern semi-detached house, ideal for families
- Bright entrance hall
- Elegant bay-fronted living room, open to:
- Formal dining room with kitchen and garden access
- Bright and stylish upgraded kitchen with garden access
- Two double bedrooms (one with fitted storage)
- One single bedroom
- Bright new bathroom with shower-over-bath
- Easy-upkeep enclosed rear garden
- Three-car private driveway
- Gas central heating and double-glazing





Upstairs, off a naturally lit landing with storage, are three bedrooms – two doubles (the principal with a fitted mirrored wardrobe) and a single room. Two bedrooms feature a wood-style floor, while the principal allows the opportunity to add flooring of your choice. Completing the first floor is a bright, newly-fitted bathroom with a WC-suite, vanity storage, and a shower-over-bath. Recently installed gas central heating and double glazing ensure a warm and efficient home.

Outside, there is a neat front lawn, and to the rear, a secure, easy-to-maintain garden features a lawn, a seating patio, a shed, and a greenhouse. To the side of the property is a private driveway that can comfortably accommodate three vehicles.

Extras: The sale includes all fitted floor coverings, light fixtures, and appliances.







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, a bistro, a café, takeaways, pubs (one with award-winning food), bakers, a library, a Post Office, a pharmacy, an optometrist, vets, a florist, gift shops, hair and beauty salons, and a community centre. For more extensive shopping, the 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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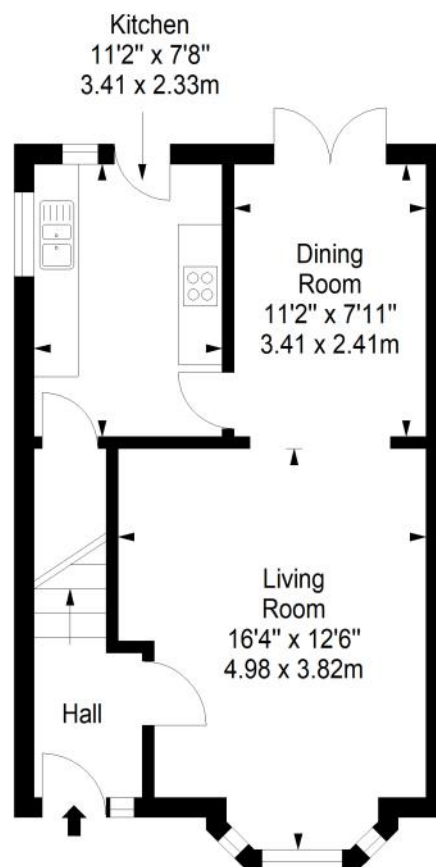
HOUSE SALES

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.

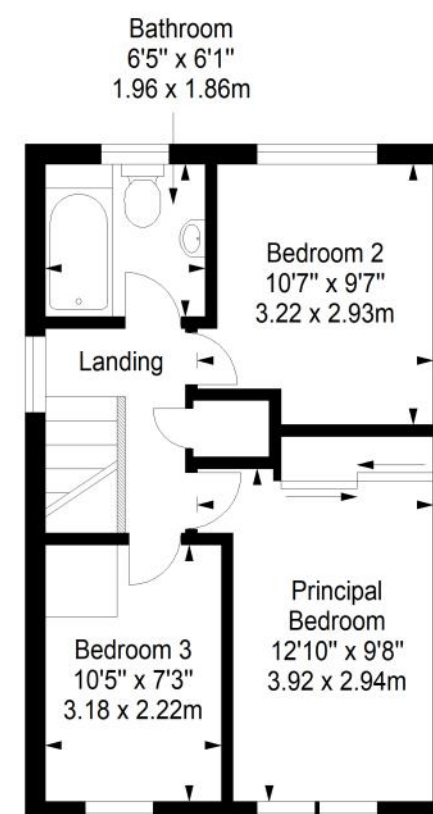
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

## FLOORPLAN

**Ground Floor**  
Approx. 39.8 sq. metres (428.4 sq. feet)



**First Floor**  
Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 78.4 sq. metres (843.9 sq. feet)