



GARDEN STIRLING BURNET

12 MCGREGOR PEND, PRESTONPANS
EAST LOTHIAN, EH32 9FS



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SUMMARY

This modern two-bedroom lower villa enjoys a peaceful residential setting, within walking distance of Prestonpans' High Street shops, beach, and rail links connecting to central Edinburgh in under 20 minutes, presenting an ideal home for professionals, young families, or downsizers seeking a relaxed coastal lifestyle.

The bright, tastefully styled accommodation includes a connected living room and dining kitchen, a bathroom with a bath and overhead shower, and excellent storage throughout. The property further benefits from off-street parking and access to communal garden grounds.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

FEATURES

- Quiet setting in coastal Prestonpans
- Within walking distance of shops, the beach, and train station
- Bright, well-presented modern lower villa
- Practical entrance porch and internal hall
- Living room with kitchen access
- Social dining kitchen
- Two bedrooms (one double and one single/ideal study)
- Bathroom with shower-over-bath
- Excellent storage throughout
- Off-street parking and communal garden grounds
- Gas central heating and double glazing





**OFFERS TO:
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HOUSE SALES

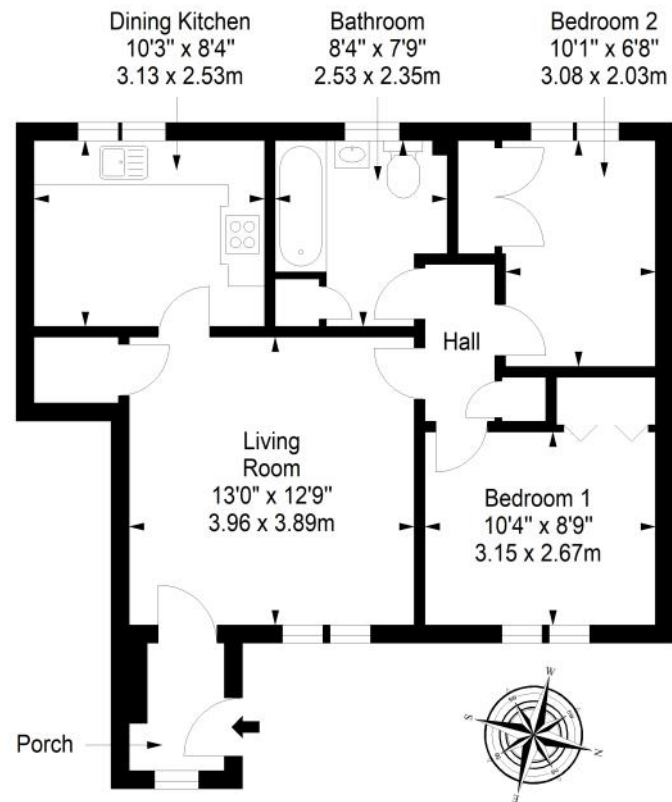
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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. 55.2 sq. metres (594.2 sq. feet)



Total area: approx. 55.2 sq. metres (594.2 sq. feet)