



GARDEN STIRLING BURNET

22 ROBERTSON AVENUE
PRESTON, PRESTONPANS, EH32 9AL



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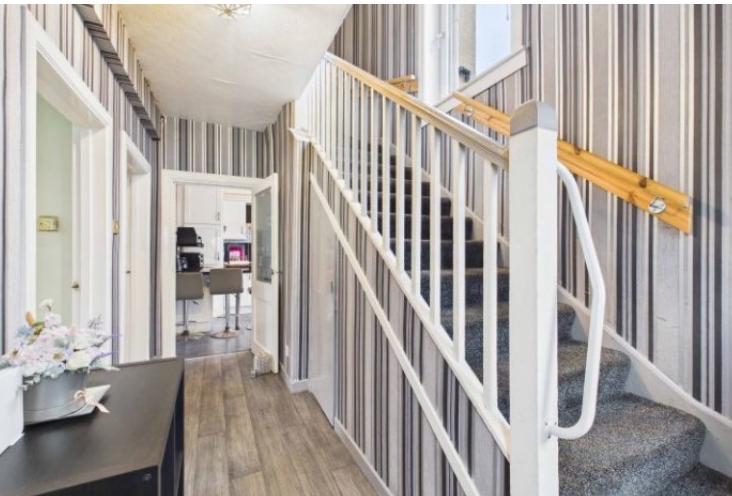
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PROPERTY SUMMARY



Offering its new owners three bedrooms, two reception rooms, private gardens and private parking, this traditional semi-detached house in Prestonpans is an ideal family home.

Arranged over two levels, the accommodation is flexible with the second reception room easily converting to a fourth bedroom, or a home office. The interiors briefly comprise: an entrance hall; a bright living room with a bay window and feature fireplace; a versatile dining room (currently used as a study/home office); a modern fitted kitchen with breakfasting seating and pantry storage; three generous double bedrooms (two with fitted storage); and a family bathroom with a shower-over-bath. The property is double glazed throughout and comes with gas central heating, as well as an attic space. Externally, there are fully enclosed garden grounds, plus a gated driveway for private off-street parking. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.





A versatile family home with three double bedrooms, two reception rooms, private gardens, and a gated driveway

FEATURES

- Traditional semi-detached house over two floors
- Situated in an established part of Prestonpans
- Partly modernised with scope for further additions
- Entrance hall with stairs leading up
- Living room with bay window and fireplace
- Versatile dining room or fourth bedroom/study
- Modern fitted kitchen with seating area, pantry storage and garden access
- First floor landing with attic access
- Three double bedrooms on the first floor
- Modern family bathroom with shower-over
- Private gated gardens and drive
- Gas central heating and double glazing

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CLICK HERE
for a virtual tour of the property



An appealing home with potential to
further decorate to new owner's own
taste





PRESTONANS, East Lothian

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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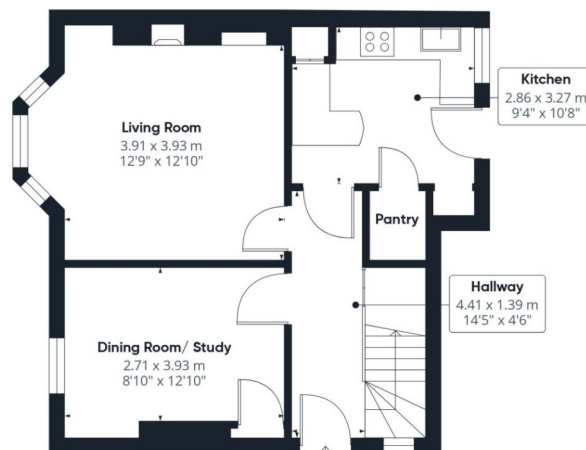


HOUSE SALES

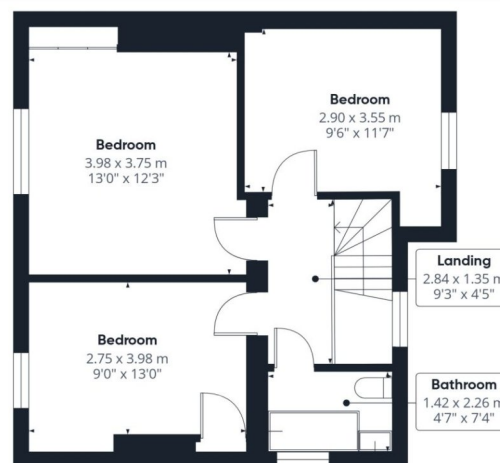
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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



Main Floor



Floor Level 2



GARDEN STIRLING BURNET

Approximate total area⁽¹⁾
94.6 m²
1018 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



EPC
RATING

D

COUNCIL
TAX BAND

C