



22 MCLACHLAN GARDENS
PRESTONPANS, EAST LoTHIAN, EH32 9FQ





This attractively presented detached family home, with four bedrooms, two reception rooms, an en-suite shower room, a four-piece bathroom, and a ground-floor WC, enjoys a peaceful cul-de-sac setting within easy walking distance of Prestonpans' High Street, scenic seafront, schools, and rail links to the capital. The modern property occupies a generous corner plot with lawned gardens, a private driveway, and an attached garage.

The home is instantly inviting, entered via a hall with useful storage, a guest WC, and stylish oak-look flooring flowing into both reception rooms, each featuring tasteful accent décor. The formal dining room benefits from a sunny south-facing position, whilst the living room opens directly onto the enclosed rear garden. The bright kitchen provides further social space, with a breakfast bar for casual dining. Overlooking the garden, it has a classically inspired design, pairing ivory-white shaker-style cabinetry with slate-grey worktops and flooring. Integrated appliances include a double oven, dishwasher, and gas hob with a hood, alongside a tall fridge freezer. The neighbouring utility room is finished to match and provides an undercounter washing machine and tumble dryer, as well as handy garden access.

FEATURES

- Spacious detached family home in a peaceful cul-de-sac
- Entrance hall with WC and storage
- Living room with direct rear-garden access
- Sunny south-facing dining room
- Bright shaker-style kitchen with breakfast bar
- Separate utility room with garden access
- Principal suite with excellent fitted storage and a bright en-suite shower room
- Three further bedrooms (one with a fitted wardrobe)
- Four-piece family bathroom
- Generous corner plot with lawned gardens (enclosed at the rear)
- Private driveway and attached single garage
- Gas central heating and double glazing





Upstairs, a landing with storage leads to four comfortably carpeted bedrooms, all enjoying tasteful decorative styling. The elegant principal bedroom forms a suite with excellent incorporated storage and a bright en-suite shower room, whilst one further bedroom also benefits from a fitted wardrobe. Completing the home is a bright first-floor family bathroom, well-appointed with a bath, separate shower, vanity storage, and stylish patterned wall panelling. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is complemented by neatly lawned gardens, with the rear securely enclosed, whilst open green surroundings add to its peaceful setting. A tarmac driveway and attached single garage provide ample private parking.

Extras: All fitted floor coverings, window coverings, light fittings, and 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, a bistro, a café, take-aways, pubs (one with award-winning food), bakers, a library, a Post Office, a 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

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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

