



GARDEN STIRLING BURNET

24 BLINK O'FORTH, PRESTONPANS
EAST LoTHIAN, EH32 9GA



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Complemented by an attractive enclosed garden, a private driveway, and an integral garage, this stylishly presented end-terrace townhouse offers generous, flexible accommodation for modern family life. It enjoys a quieter alternative to city living in the popular coastal town of Prestonpans, close to the A1 and railway station for straightforward commuting. Arranged over three bright storeys, the home also benefits from tasteful contemporary décor, useful storage, and multiple bath and shower facilities.

The ground floor comprises a welcoming entrance hall with storage, a handy WC, and internal access to the garage, alongside a utility room and a versatile double bedroom or study. Both the utility room and bedroom open directly onto the rear garden. On the first floor, a naturally lit landing leads to a spacious living/dining room and a stylish breakfasting kitchen. The reception room enjoys a south-westerly aspect, with French doors opening to a Juliet balcony, and its generous proportions allow ample room for clearly defined relaxation and dining areas. The Shaker-inspired kitchen features integrated appliances, task lighting, and a casual dining peninsula, while twin windows draw in plentiful natural light.

FEATURES

- Well-connected coastal town location
- Quietly located end-terrace townhouse
- Three storeys of bright, stylish, and flexible interiors
- Entrance hall with a walk-in store and WC
- Utility room with direct garden access
- Generous southwest-facing living/dining room
- Shaker-inspired integrated kitchen with breakfast peninsula
- Principal bedroom with an en-suite shower room
- Three further bedrooms, including a ground-floor double/ideal study with garden access
- Family bathroom with rainfall shower over the bath
- Enclosed easy-upkeep garden with lawn and seating decks
- Private driveway and integral single garage with store
- Gas central heating (new boiler) and double glazing





Appliances include a double oven, induction hob with chimney-style hood, dishwasher, and fridge freezer, while the downstairs utility room houses an under-counter washing machine and separate tumble dryer.

Fanning off a bright landing with storage, the second floor incorporates a principal bedroom with an en-suite shower room, a further double bedroom, a single bedroom, and a family bathroom with a rainfall shower over the bath. Gas central heating, with a newly-installed boiler, and double glazing ensure year-round comfort.

Outside, the securely enclosed rear garden is landscaped for easy upkeep, with a lawn, raised planting beds, and timber seating decks. To the front, the private driveway leads to an integral single garage incorporating a useful additional store.

Extras: The sale includes all fitted flooring, window coverings, light fixtures, living room sofa, 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, 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.





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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

