



GARDEN STIRLING BURNET

26 THE FLYING SCOTSMAN WAY
PRESTONPANS, EAST LOTHIAN EH32 9GE



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Set within a modern residential development in Prestonpans, this spacious four-bedroom home offers bright, versatile accommodation suited to families, home workers, and buyers seeking easy access to the coast, local amenities, schools, and commuter links. The interiors are presented in a contemporary style, with bold accent décor, wood-style flooring, and generous proportions, while the property is further complemented by an enclosed rear garden, private driveway parking for three cars, an EV charging point, and excellent external storage.

A welcoming hall leads into a front-facing living room, where a broad bay window brings in natural light and a stove creates a cosy focal point against a tiled feature wall. To the rear, the dining kitchen forms a sociable everyday hub, fitted with glossy cabinets, generous worktop space, a gas hob, an integrated oven and microwave, and an island-style breakfast bar with seating. French doors open directly onto the garden, making the layout ideal for summer entertaining. Also on the ground floor are a convenient WC and a versatile office/family room, offering superb scope for home working, hobbies, a playroom, or additional sitting space.

FEATURES

- Modern four-bedroom home in Prestonpans
- Bright, contemporary interiors
- Front-facing living room with bay window
- Stove with tiled feature surround
- Spacious dining kitchen with island/breakfast bar
- French doors opening onto the rear garden
- Versatile office/family room
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom and ground-floor WC
- Enclosed low-maintenance rear garden
- Driveway parking with EV charging point
- Two sheds, including a substantial workshop/store





Upstairs, a spacious principal bedroom enjoys built-in storage and the privacy of an en-suite shower room, while three further bedrooms provide flexible sleeping, guest, or study accommodation. A family bathroom with a bath suite completes the first-floor layout. A partially-floored loft, accessed via a pull-down ladder, offers excellent storage and expansion potential, while modern glazing and gas central heating ensure that the home is warm and energy efficient.

Outside, the front driveway provides private off-street parking for three cars and incorporates an EV charging point. The rear garden is fully enclosed and designed for low-maintenance enjoyment, featuring raised decking with a covered seating area, gravelled sections, a paved patio, planted borders, and useful sheds, including a particularly substantial shed/workshop for storage, garden equipment, or hobby use. Extras: All fitted floor and window coverings, light fittings and appliances are included. Integrated appliances include cooker, microwave, gas hob and extractor and dishwasher. Freestanding fridge-freezer may be available by separate negotiation.







Prestonpans, East Lothian

Prestonpans has seen considerable development in recent years with a thriving community spirit. There are lovely shore walks, open parks and countryside, all within a 20-minute commute (either by train or car) to the heart of Edinburgh's bustling city centre. The area offers a good selection of amenities including; convenience stores, supermarkets, bistro, café, take-aways, pubs (one with award-winning food), bakers, Post Office, pharmacy, optometrist, vets, florist, gift shops, hair and beauty salons and a community centre. For more extensive shopping, nearby Fort Kinnaid 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 (a Sports Centre with Olympic size swimming pool), 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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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

