



GARDEN STIRLING BURNET

22 MCLACHLAN GARDENS
PRESTONPANS, EAST LOTHIAN, EH32 9FQ



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Nestled beside East Pans Path, this executive four-bedroom detached house forms part of a popular modern development which offers easy access to the coast and countryside in the East Lothian town of Prestonpans. The family home features spacious, light-filled rooms with attractive decoration and modern finishings throughout. It boasts two reception areas, a breakfasting kitchen, and two bathrooms and a WC. It also has the advantage of a large rear garden and private parking for two cars.

Inside, an entrance hall offers a warm welcome, as well as practical storage and a WC. Directly ahead is the living room. This spacious reception area beautifully pairs sumptuous accent walls with a neutral backdrop and wood-toned floor, creating a stylish environment that draws you in. It has a bright and airy ambience, and is further enhanced by triple-aspect glazing which incorporates French doors to the rear garden – ideal for pets and children. A dining room with jazzy styling provides a second reception area for seated family meals and special occasions. Meanwhile, the breakfasting kitchen has an on-trend, monochrome-inspired aesthetic with generous cabinet storage in white alongside granite-effect worktops. It includes a two-person breakfast bar, an integrated double oven and gas hob, and a utility room.

FEATURES

- Executive detached house with stylish interiors
- Part of a popular modern development
- Near the coast and countryside in Prestonpans
- Entrance hall with storage and a WC
- Spacious living room with French doors
- Monochrome-inspired breakfasting kitchen
- Separate utility room for discreet laundry
- Two double bedrooms with built-in wardrobes
- Two further bright and airy bedrooms
- Modern three-piece en-suite shower room
- Family bathroom with a four-piece suite
- Well-kept front and large rear gardens
- Private driveway and integrated garage
- Gas central heating and double glazing



TIME TO
(DRINK)
CHAMPAGNE
AND DANCE
ON
THE
TABLE





Upstairs, the four bedrooms are all lightly decorated and laid with plush carpets. The principal suite, with tartan accent walls, further boasts a built-in wardrobe, additional storage, and a modern en-suite shower room with an overhead rainfall shower. The second double bedroom also comes with a built-in wardrobe, whilst the two remaining bedrooms provide homeowners with the versatility families require. A four-piece family bathroom (with a separate shower cubicle) completes the interiors. Gas central heating and double glazing ensure year-round comfort. Outside, the home has well-kept gardens to the front and fully-enclosed rear, which is backed by the East Pans Path embankment walk. Perfect for families, the rear garden also features a sweeping lawn and a patio, providing plenty of space to enjoy. Furthermore, the home has a front driveway and an integrated garage.

Extras: all fitted floor and window coverings, light fittings, and an integrated gas hob and double oven to be included in the sale.







Prestonpans

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 close by too.





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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

