



GARDEN STIRLING BURNET

48 ALEXANDER DRIVE, PRESTONPANS
EAST LoTHIAN EH32 9LZ



3



1

EPC
RATING

D

COUNCIL
TAX BAND

D



Quietly positioned within an established residential area of Prestonpans, close to local shops, schools, rail links, and the A1 for easy commuting into Edinburgh, this semi-detached bungalow offers spacious and versatile accommodation with three bedrooms, generous reception space, attractive gardens, and excellent private parking. The home is tastefully presented throughout with a mix of neutral décor and characterful finishes, appealing to a wide range of buyers, from families and downsizers to professionals seeking flexible single-level living. The property further benefits from a detached garage, a private driveway, and sunny south-facing aspects to the front.

A welcoming entrance hall gives access to the main accommodation and includes useful built-in storage. The living room is a bright and spacious reception area with a large picture window, a focal-point fireplace, and double doors opening into the adjoining dining room, creating an ideal layout for everyday family life and entertaining. The dining room enjoys direct access to the rear garden and decked seating area via French doors. The breakfasting kitchen is fitted with modern high-gloss cabinets, generous worktop space, a range-style cooker, and room for casual dining, whilst a separate utility room provides additional storage and practical external access.

FEATURES

- Three-bedroom semi-detached bungalow in a quiet residential setting
- Convenient location close to shops, schools and rail links
- Spacious single-level accommodation with flexible use
- Sunny living room with a fireplace and double doors to the dining room
- Dining room with French doors to the garden
- Modern breakfasting kitchen with a range-style cooker
- Practical utility room with external access
- Three well-proportioned double bedrooms
- Bathroom with separate bath and shower enclosure
- Gas central heating and full double glazing
- Wraparound gardens with secure private rear garden
- Detached single garage and private driveway





The three bedrooms are all well-proportioned doubles, two of which feature extensive fitted wardrobes. The principal bedroom is particularly spacious, whilst the remaining bedrooms offer flexibility for family use, guests, or home working. The bathroom is fitted with both a bath and a separate shower enclosure. Gas central heating, double glazing, and good built-in storage throughout ensure year-round comfort and efficiency.

Externally, the property is set within wraparound gardens, including neat lawns to the front and side, alongside a private rear area with a decked seating space for outdoor dining and relaxation. A large driveway provides excellent off-street parking and leads to the detached single garage.

Extras: All fitted floor coverings, light fittings, appliances and selected window coverings are included. Appliances include integrated dishwasher and freestanding range cooker with extractor, fridge-freezer, washing machine and tumble dryer.







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 on your doorstep too.





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington



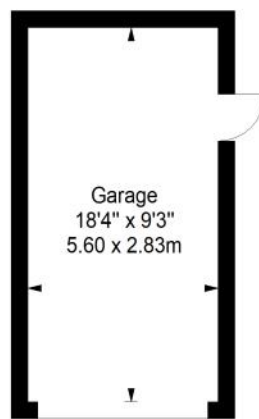
HOUSE SALES

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.

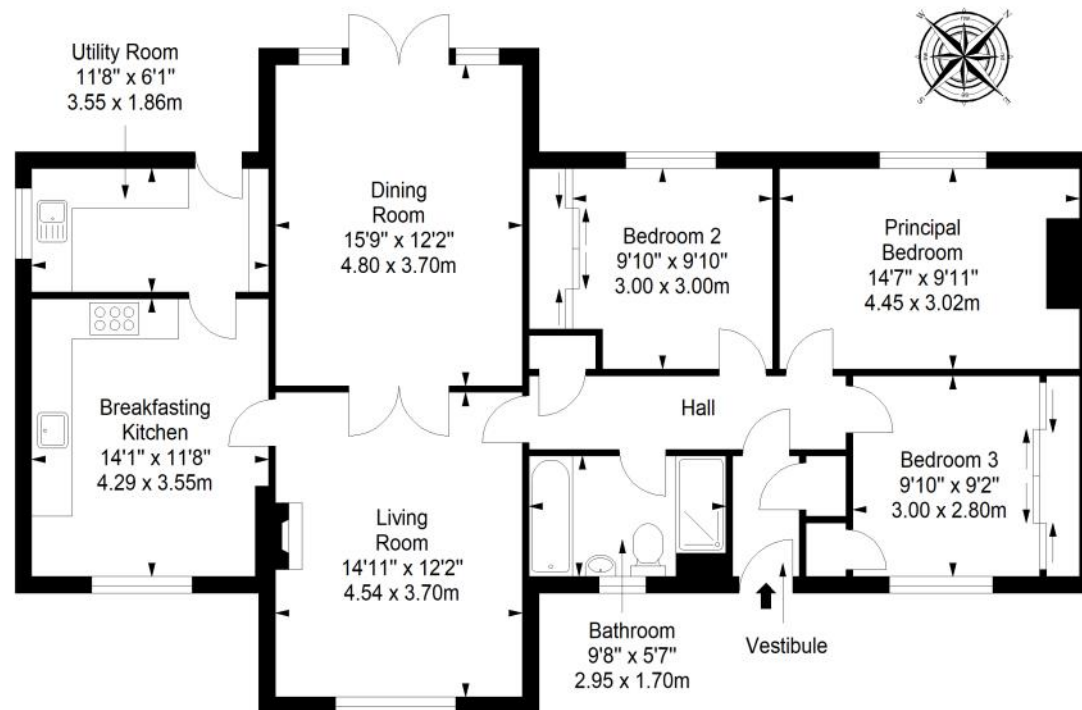
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Garage
Approx. 15.8 sq. metres (170.1 sq. feet)



Ground Floor
Approx. 108.2 sq. metres (1164.7 sq. feet)



Total area: approx. 108.2 sq. metres (1164.7 sq. feet)