



RALPH SAYER
SOLICITORS & ESTATE AGENTS

44 Gardiner Road

Prestonpans, EH32 9QE

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Introducing an attractively presented semi-detached home occupying a generous corner plot in the popular coastal town of Prestonpans. Perfectly suited to families and city professionals seeking a relaxed seaside lifestyle, the property is just a short stroll from everyday amenities, the beach, and the railway station, with regular services reaching Edinburgh in around 15 minutes. Inside, bright and flexible accommodation includes a welcoming living room with a log burner, a modern kitchen, a dining room opening onto the garden, and a versatile ground-floor bedroom. A detached French-doored outbuilding further enhances the property's versatility, making it ideal as a home office, studio, or hobby space.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Property Summary

- Semi-detached house on a corner plot
- Sought-after location in Prestonpans
- Entrance hall with storage
- Spacious living room with log burner and press storage
- Modern kitchen with fitted units
- Dining room with French door to the garden
- Versatile ground-floor bedroom
- Landing with storage
- Two double bedrooms
- Contemporary bathroom with overhead shower and vanity storage
- Private garden with space for seating
- French-doored outbuilding
- Private parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - C
- Home Report Value - £260,000







Flexible, light-filled interiors include two spacious reception areas, three bedrooms, and a contemporary bathroom







A superb coastal home
in highly desirable
Prestonpans





Let us help you find your next
dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

