



13 Burnside  
PRESTONPANS | EH32 9DW

  
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Forming part of a quiet residential setting just moments from the coastline, this end-terraced house offers an excellent opportunity for buyers seeking a home with clear scope to modernise and personalise. Set within the popular East Lothian town of Prestonpans, the property represents an ideal purchase for those looking to add value in a highly desirable coastal location.

The accommodation is arranged over two levels and provides a flexible, well-balanced layout. On the ground floor, a welcoming hallway gives access to a bright and comfortable living room, where sliding French doors open directly onto the enclosed rear garden, creating a natural connection between indoor and outdoor space. The kitchen/dining room sits separately and offers ample space for everyday family dining. Also located on this level is a versatile double bedroom, ideal for guests, home working or additional living space. Notably, the property benefits from both a bathroom and a separate shower room, each accessed from the hallway, adding practicality for family living. Upstairs, there are two further well-proportioned double bedrooms, both enjoying a peaceful outlook over the rear garden and featuring built-in storage.

Externally, the home enjoys a small paved front garden and a private rear garden designed for low-maintenance enjoyment, combining patio and decking areas ideal for outdoor seating and entertaining. Unrestricted on-street parking is available nearby.

- Entrance hallway
- Bright and spacious living room with sliding French doors opening to the rear garden
- Separate kitchen / dining room
- Ground-floor double bedroom offers use as guest room or home office
- Bathroom accessed from the hallway
- Separate shower room, also accessed from the hallway
- Two well-proportioned double bedrooms, both with built-in storage
- Private gardens to the front and rear
- Gas central heating and double glazing
- Unrestricted on-street parking nearby

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

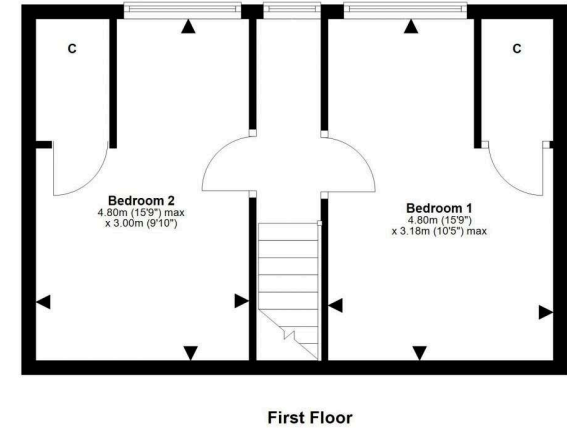
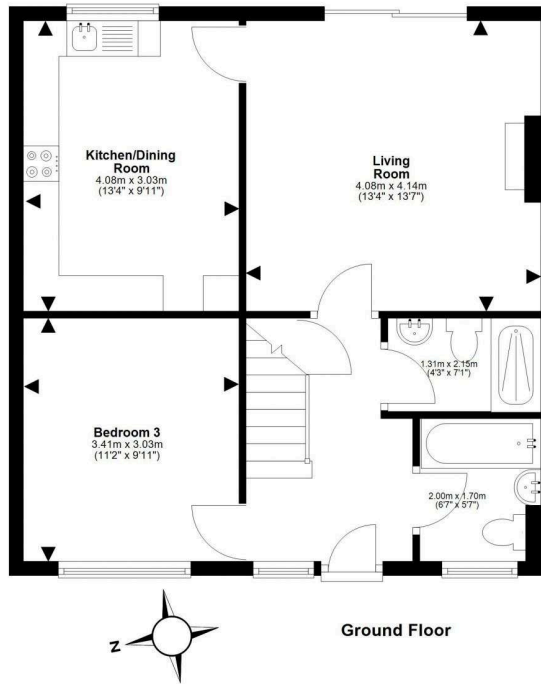
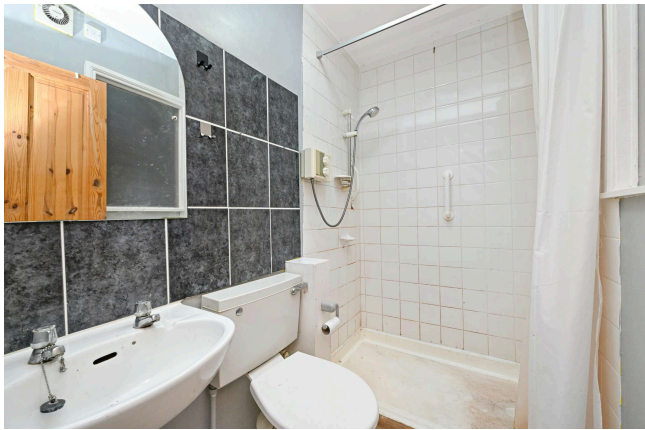




Property sold as seen. EPC: D. CT: C.

The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Prestonpans has its own railway station taking you into the City in just 14 minutes.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.