



13 Mclachlan Gardens, Prestonpans, East Lothian, EH32 9FQ

Tastefully Presented & Spacious Five-Bedroom Detached Home with Driveway & Garden

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Property Description

Tastefully presented and spacious, flexible four/five bedroom, detached family home, with gardens and a driveway. Located in a popular, family-oriented development in the coastal town of Prestonpans, East Lothian.

Comprises an entrance hall, living room, dining room, family room, kitchen, three double bedrooms, a single bedroom, an en-suite, family bathroom and a ground-floor WC.

Features include a fitted kitchen and utility room with a full range of appliances, gas central heating and double glazing. In addition, there is a family bathroom with a separate shower, and good integrated storage, including a loft.

There is a lawn and double driveway to the front, whilst an enclosed rear garden includes a lawn, patio, a shed and a mix of established shrubbery. Close to shopping and schooling, the development includes landscaped grounds, visitor parking bays, and a children's play park.

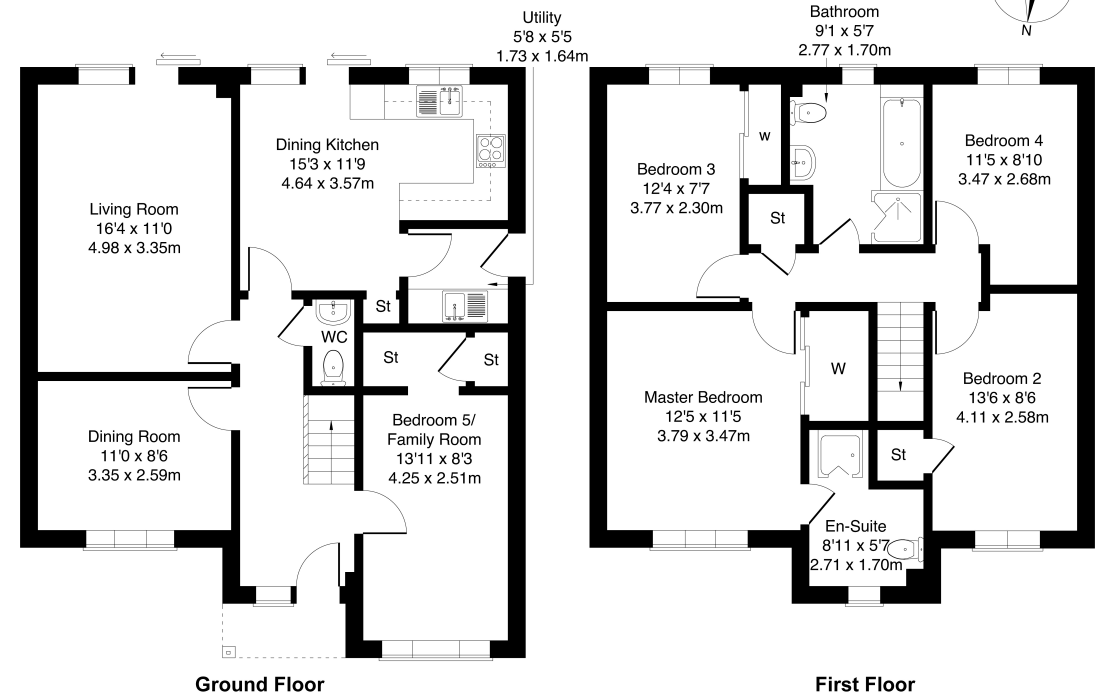
A welcoming entrance leads you into the property, with the living room positioned at the rear, complete with carpeted flooring and filled with natural light thanks to patio doors that open onto your private garden with a shed built to the side of the property. The spacious kitchen/dining area is finished with wood-effect flooring, granite-effect countertops with matching upstands, and a sink with drainer, as well as an integrated oven and gas hob with canopy, dishwasher, washing machine, tumble dryer, and fridge/freezer, plus the added convenience of a utility room to the side.

The hallway also provides a useful WC and leads to the front of the property, where you'll find a separate dining room offering excellent entertaining space, alongside a versatile fifth bedroom or family room with storage cupboard. Upstairs, all bedrooms are carpeted. The master bedroom includes a fitted double wardrobe and an en suite shower room, while bedrooms two and three both benefit from built-in storage. The fourth bedroom is a generously sized single, offering ample space for a bed, desk, or additional furniture. Completing the home is a modern family bathroom with a four-piece suite, including a separate shower cubicle and bath.



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Approximate Gross Internal Area: (1442 sq ft - 134 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Prestonpans is a delightful coastal town situated about 11 miles from Edinburgh, offering convenient local amenities such as a Co-op supermarket, Lidl, banking, a Post Office, a library, and a community sports centre in both Prestonpans and its neighbouring towns, Cockenzie and Port Seton. The area boasts miles of sandy East Lothian

beaches and several golf courses, with easy access to the A1 for quick commutes to Edinburgh city centre, the Borders, or northern England. Public transport is well-served, including Prestonpans railway station, and local schools are available in both Prestonpans and Cockenzie.





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