





Welcome

Welcome to 121 Gardiner Road, a beautifully presented three-bedroom semi-detached villa situated within an established residential area of Prestonpans. Offering bright and comfortable accommodation over two levels, the property has been well maintained and benefits from a modern fitted kitchen, spacious living room, three bedrooms and a family bathroom. A particular highlight is the impressive landscaped rear garden, which has been thoughtfully developed to provide an excellent space for outdoor entertaining and relaxation. With a substantial garden room, separate garden office and a sheltered hot tub area beneath a glass-roofed pergola, the property offers fantastic flexibility for home working, hobbies and family enjoyment. Further benefits include gas central heating, double glazing, attractive low-maintenance gardens and a private driveway. Ideally suited to a range of buyers, particularly families looking for additional living and outdoor space, early viewing is recommended.







- Well presented three-bedroom semi-detached villa in an established residential area of Prestonpans.
- Entrance hallway with staircase leading to the upper accommodation.
- Bright and spacious living room with ample space for both lounge and dining furniture, feature fireplace and direct access to the rear garden.
- Modern fitted kitchen with a range of contemporary wall and base units, contrasting worktops and access to the outside.
- Ground floor family bathroom comprising bath with shower over, wash hand basin and WC.
- Upper landing providing access to all three bedrooms.
- Three well-proportioned bedrooms, offering flexible accommodation for families, guests or those requiring additional space to work from home.
- Gas central heating and double glazing.
- Attractive, low-maintenance front garden with established planting and decorative stone.
- Impressive landscaped rear garden, thoughtfully arranged with paved seating areas, lawn and a variety of established trees, shrubs and plants, creating a private and inviting outdoor setting.
- Substantial detached garden room providing excellent additional living and entertaining space, with plenty of room for lounge furniture and direct access to the garden.
- Separate garden office, ideal for those working from home, with further flexibility for hobbies or other uses.
- Sheltered hot tub area beneath a glass-roofed pergola, complete with television unit, providing a fantastic space for relaxing and entertaining.
- Additional garden storage sheds providing useful practical storage.
- Private driveway providing off-street parking, with further on-street parking available.







Prestonpans

Prestonpans is a popular coastal town in East Lothian, offering a convenient blend of local amenities, established residential areas and excellent transport links. The town provides a variety of shops, supermarkets, cafés and everyday services, together with primary and secondary schooling, making it an appealing choice for families and commuters alike. Prestonpans railway station offers regular services to Edinburgh and along the East Lothian coast, while the nearby A1 provides convenient road connections to the capital and surrounding areas. The beautiful East Lothian coastline, local beaches and scenic countryside are all within easy reach, offering opportunities for walking, cycling and outdoor recreation. With its community atmosphere, accessible amenities and proximity to Edinburgh, Prestonpans continues to appeal to a broad range of buyers seeking a well-connected home outside the city.

Extras

Included in the sale are all fitted floor coverings, light fittings, blinds, kitchen appliances, hot tub and desk within the garden room. Other items may be available by separate negotiation. All items included in the sale are sold as seen, with no warranties given by the sellers as to their condition or working order.





Get in touch

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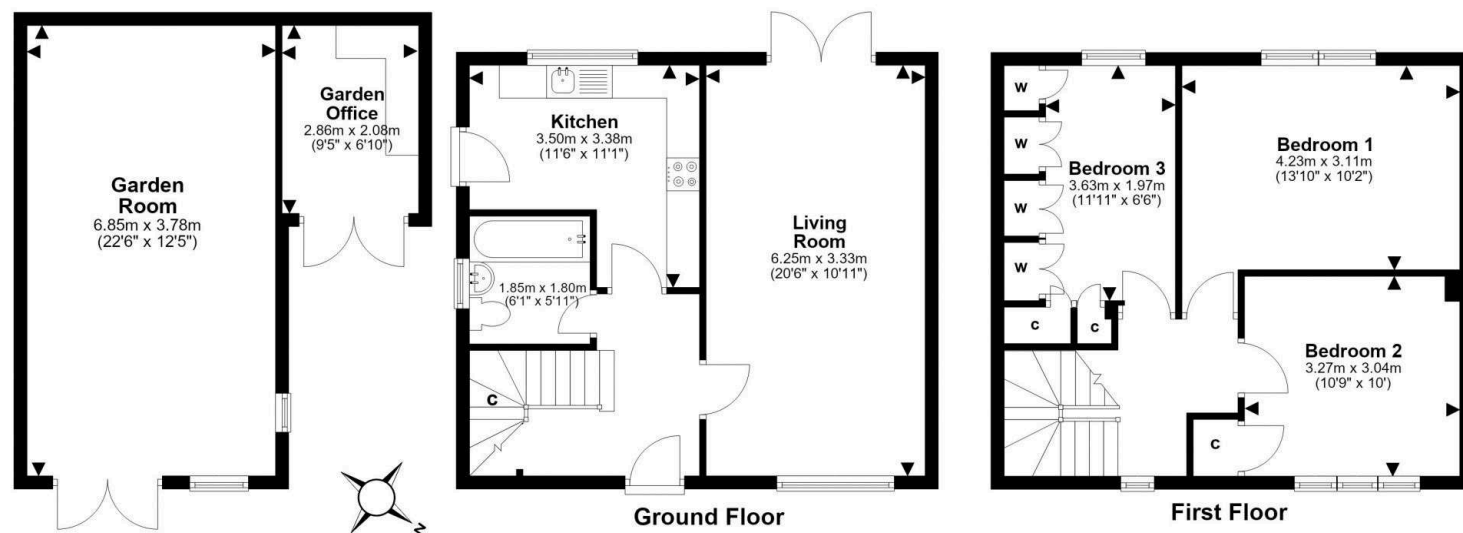
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.