



54 Preston Terrace, Prestonpans, East Lothian, EH32 9HS

Light & Well-Presented, Three-Bedroom, End-Terrace Home with Gardens

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Property Description

Light and well-presented, south-facing, three-bedroom, end-terrace family home with gardens. Set in an established residential area of Prestonpans, East Lothian.

Comprises an entrance hallway, living room, dining room, kitchen, three spacious double bedrooms, and a shower room.

Highlights include a fitted kitchen, a recently installed modern shower room, and double glazing. In addition, there is good integrated storage including a loft; and gas central heating (new combi boiler fitted in December 2024 with full warranty).

Externally, the property benefits from generous low-maintenance gardens to both aspects, with patio doors leading to the rear garden; and ample residential parking adjacent.

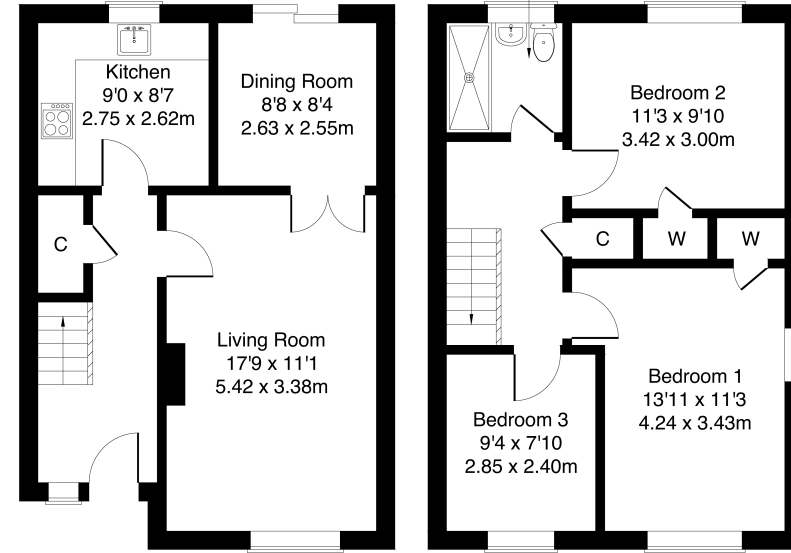
A welcoming entrance hall features an understairs storage cupboard and gives access to the lounge, kitchen, and the carpeted stairway leading to the upper hall. Set to the front, a spacious living room includes a fireplace, carpeted flooring, and French doors leading to the dining room which features sliding patio doors to the rear garden. Rear-facing is a good-sized kitchen, with fitted units and worktops, tiled splashbacks, a sink with a drainer; and an integrated electric oven and hob.

On the first floor, two well-proportioned double bedrooms are set to opposite aspects, and include deep built-in wardrobes, whilst front-facing bedroom one, also features dual-aspect natural light. A third flexible bedroom is set to the front, with carpeted flooring and a pendant light fitting. Completing the accommodation, the shower room has a rear-facing window, fitted with a modern suite including a double-size cubicle and tiled splash walls.

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Approximate Gross Internal Area: (947 sq ft - 88 sq m.)

Shower Room
6'2 x 5'6
1.88 x 1.67m



Ground Floor

First Floor

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 charming coastal town located around 11 miles from Edinburgh. The town itself, and both neighbouring Cockenzie and Port Seton, offer good local shopping facilities including a Co-op supermarket and a Lidl store, along with the usual banking and Post Office services, a library, and a community sports centre. There are miles of sandy beaches in East Lothian, along with a

selection of golf courses. There is easy access to the A1, which offers swift commuting into Edinburgh city centre or to the east, with further connections to the Borders and to the north of England. Good public transport services are available within the area, including the Prestonpans railway station. Local schooling is also available in both Prestonpans and Cockenzie.





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