



Property Description

Light and well presented, two-bedroom, lower villa with a private garden, located within a modern residential development in the popular coastal town of Prestonpans, East Lothian.

Comprises an entrance hall, living room, dining kitchen, two double bedrooms and a bathroom.

Features include a modern fitted kitchen with appliances, uPVC double glazing, 'Hive' controlled gas central heating, and TV and telephone points.

Externally, there are private gardens to the front and rear, an allocated parking space, and ample visitor parking to the front of the property.

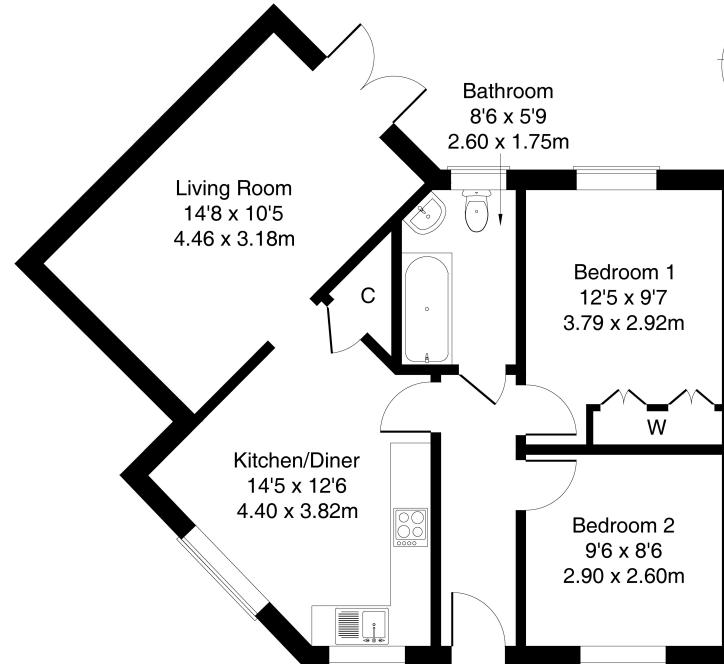
The entrance hall has laminate flooring and gives access throughout the property except for the living room which is accessed via the dining kitchen. With French doors opening to the rear garden, the living room also features wood laminate flooring and a pendant light fitting.

The well-proportioned dining kitchen is fitted with modern wall and base units with stone effect worktops, a stainless steel sink and tiled splashbacks. Appliances include an integrated gas hob, electric oven, extractor hood, dishwasher, fridge/freezer and a freestanding washing machine.

Bedroom one is set to the rear of the property, with carpeted flooring and a good size built-in wardrobe, whilst bedroom two is similarly well finished, also with carpeting and space for freestanding bedroom furniture.

Completing the accommodation, the bathroom is fitted with a contemporary white three-piece suite including a mains mixer shower over the bath and tiled walls.

A 360 Virtual Tour is available online.



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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