



2 West Loan, Prestonpans, East Lothian, EH32 9NT

Three Bedroom, Traditional Double Upper Villa with Garden

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Property Description

Light and spacious, three-bedroom, traditional double-upper villa with a private garden. Located close to the waterfront of the popular seaside town of Prestonpans, East Lothian.

Comprises an entrance hall and stairway, upper hall, living/dining room, kitchen, two double bedrooms, single bedroom and a bathroom.

Requiring some upgrading, highlights include gas central heating, double glazing, and good quality flooring. In addition, there are TV and phone points, and superb integrated storage provision.

A generously sized garden plot is to the rear with a patio, store shed and established shrubbery offering development potential.

The entrance offers space for outerwear, and gives access to the stairway leading to the main hall which features two built-in storage cupboards and affords access to the lounge, bathroom, two bedrooms and the stairway to the upper level.

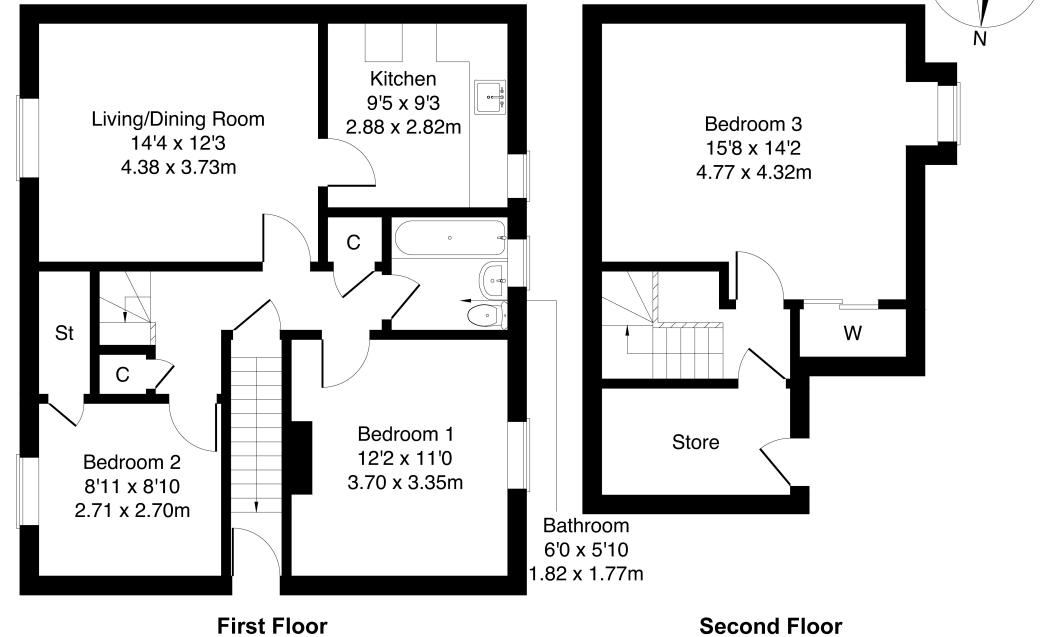
Front facing, the living room could accommodate lounge and dining furniture and includes a feature fireplace and a central light fitting. Set off the lounge, a good-sized kitchen could also accommodate a breakfast table and includes fitted units and worktops.

Overlooking the garden is a double bedroom with space for freestanding storage, whilst a single bedroom is front facing and gives access to a walk-in store room also housing the central heating system. A fully-tiled family bathroom has a rear-facing window and includes a shower unit over the bath.

On the upper level, a skylight window is positioned over the stairwell offering good natural light, whilst set off the landing is a walk-in storage room with further eaves access. A spacious double bedroom completes the accommodation, and includes a built-in mirrored wardrobe and a skylight window.

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Approximate Gross Internal Area: (1022 sq ft - 95 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 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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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