



**16 Clanranald Avenue, Prestonpans, East Lothian, EH32 9FP**

Three Bedroom, End-Terrace Home with Gardens & Driveway

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# Property Description

Light, and beautifully presented, three-bedroom, end-terrace family home with gardens and a driveway. Set in a modern, family-orientated development in Prestonpans, East Lothian.

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

Highlights include a stylish modern fitted kitchen, a modern bathroom suite, and continuous contemporary flooring for the ground floor. In addition, there is gas central heating, double glazing, multiple TV points, and good integrated storage.

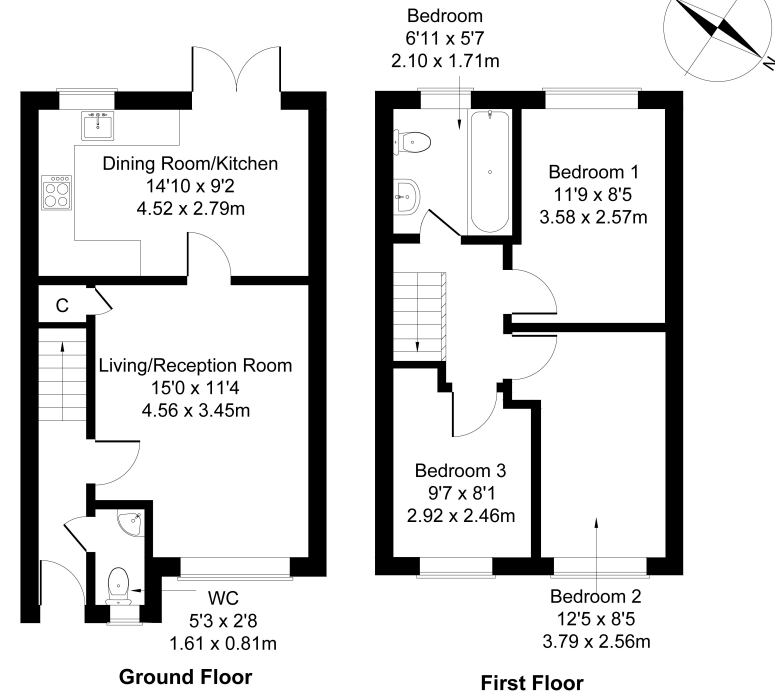
Externally, there is a mono-blocked driveway to the front; whilst an enclosed rear garden features a synthetic turf lawn, a paved patio and a storage shed. This modern development includes well-kept grounds, a children's play park, on-street parking and visitors' spaces.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall, a convenient WC, and the front-facing living room which features wood effect flooring continuing from the entrance hall, an understair cupboard and a wall-mount TV point. Set off, to the rear, with patio doors accessing the garden, the kitchen offers ample space for dining, whilst modern fitted units and worktops include a sink with drainer, and an integrated oven and gas hob.

On the upper floor, bedroom one is set to the rear, overlooking the garden, and features light neutral decor, carpeted flooring and a wall-mount TV point; whilst two further bedrooms are set to the front, similarly well-finished with wood effect flooring. Completing the accommodation, the bathroom is set to the rear, fitted with a three-piece suite including an electric shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (743 sq ft - 69 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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