



## 76 Atholl View, Prestonpans, East Lothian, EH32 9FL

Immaculately Presented, Three-Bedroom, End-Terrace Home with Gardens & Driveway

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# Property Description

Immaculately presented, three-bedroom, end-terrace family home, with gardens and a driveway. Located in a modern, factored and family-orientated residential development in Prestonpans, East Lothian.

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

Tastefully finished throughout, highlights include a quality fitted kitchen, stylish bathroom suites; and contemporary flooring and lighting and wall-panelling. In addition, there is gas central heating, double glazing, multiple TV points, and good storage including bedroom wardrobes and a loft.

Externally, there is a double driveway to the front; whilst a professionally landscaped rear garden includes a synthetic lawn, a patio, two storage sheds and an outdoor kitchen. This modern development includes additional visitors' parking bays and well-maintained communal grounds including a children's play park.

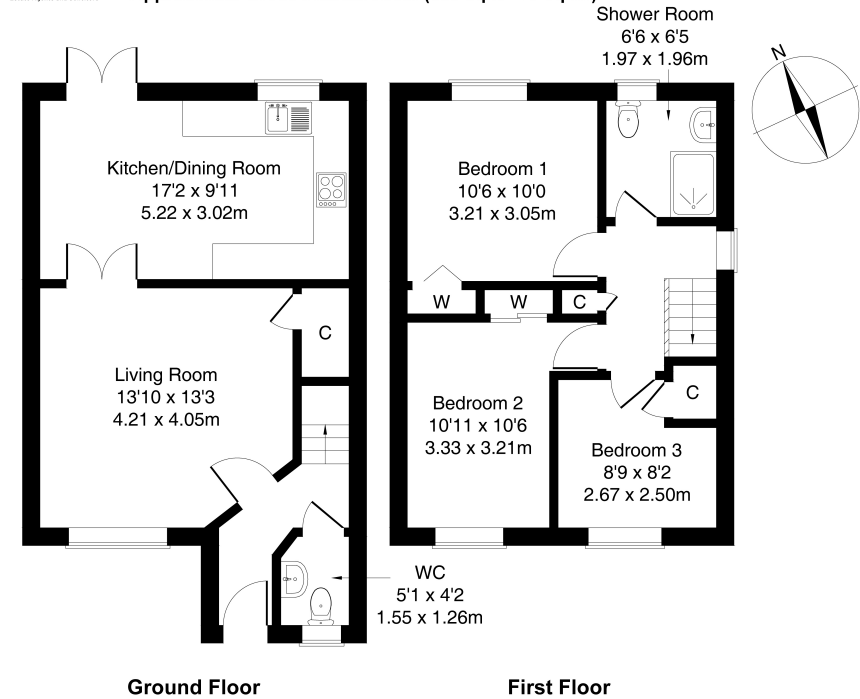
A welcoming entrance hall affords access to the carpeted stairs leading to the upper floor, a convenient WC, and the front-facing living room, with a southerly aspect enjoying plentiful natural light, a wall-mount TV point, a built-in storage cupboard and carpeted flooring. Set off the living room, a spacious modern kitchen offers space for dining and features patio doors leading to the rear garden and herringbone flooring. Stylish fitted units include stone effect worktops with matching splashback and a sink with drainer; with appliances including an integrated 5-ring gas hob, a dishwasher and an eye-level double oven/microwave combi.

On the upper floor, bedroom one is set to the rear, tastefully finished with wall panelling, carpeted flooring, a built-in wardrobe and a wall-mount TV point; whilst two further well-presented bedrooms are set to the front, with carpeted flooring and built-in storage. Completing the accommodation, the shower room is set to the rear, with a modern suite including a mains mixer shower, tiled splash walls and wood effect flooring.

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## 76 Atholl View, Prestonpans EH32 9FL

Approximate Gross Internal Area: (850 sq ft - 79 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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