



**25 Preston Avenue, Prestonpans, East Lothian, EH32 9HU**

Two Bedroom, Mid-Terrace Home

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# Property Description

Well-presented and spacious, south-facing, two bedroom, mid-terrace house, with low maintenance gardens. Located in an established residential area of Prestonpans, East Lothian.

Comprises an; entrance hall, living room, dining/kitchen, two double bedrooms, storeroom, shower room, and a ground floor WC. Requiring some updating, features include a fitted kitchen, gas central heating, double glazing, and contemporary flooring. There is also excellent integrated storage with built-in cupboards for each bedroom and a loft space with ladder access.

Externally, there is a synthetic lawn and established shrubbery to the front; whilst a generous rear garden features paving, and established tree and raised planting beds.

A bright entrance hall has carpeted stairs to the first-floor landing and gives access to a convenient cloak store which in turn gives access to the WC. Set to the front, the bright lounge is afforded plenty of natural light and offers a feature gas fireplace with tasteful surround, and a central pendant light fitting. Open to the lounge, the kitchen has a designated dining area with a pendant light fitting set before a set of French doors to the rear garden. Traditional units are fitted with marble effect worktops, tiled backsplash, and an inset sink below a window. Appliances include a freestanding washing machine, and an integrated electric oven and ceramic hob.

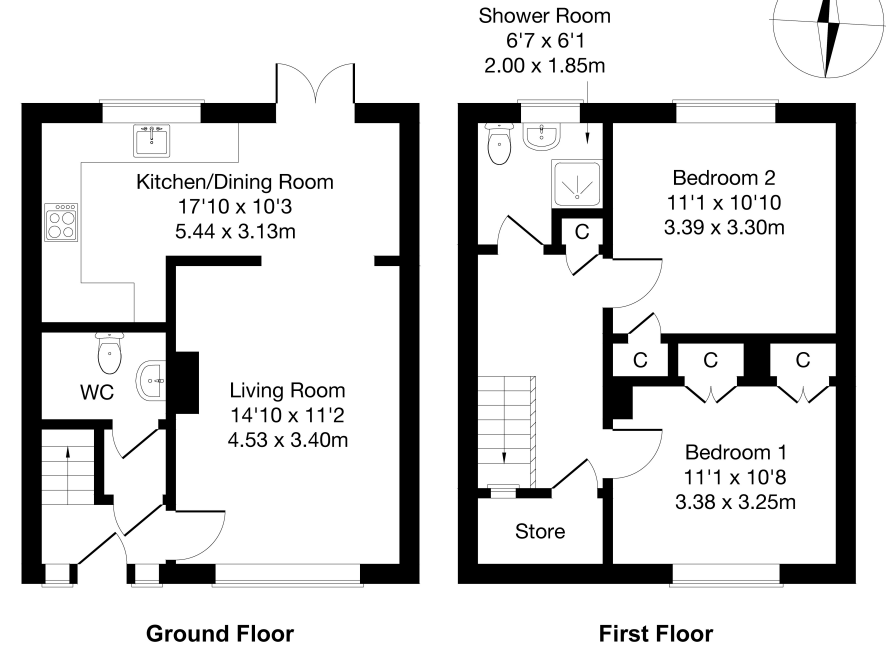
Upstairs, the landing provides excellent storage provision with a well-sized storeroom, separate cupboard, and loft access. Two similarly-finished bedrooms are set to either aspect with carpeted flooring and further storage available with built-in cupboards in each. Completing the accommodation and set to the rear, a wet-room style bathroom has a fitted two-piece suite with a shower unit over wet-proof contemporary flooring and wall panelling.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (786 sq ft - 73 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 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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