



15 Caledonian Crescent, Prestonpans, East Lothian, EH32 9GF

Beautifully Presented, Three-Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

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Property Description

Beautifully presented, three-bedroom, semi-detached family home, with gardens, double driveway and an integrated garage. Located in a modern and established residential area of Prestonpans, East Lothian.

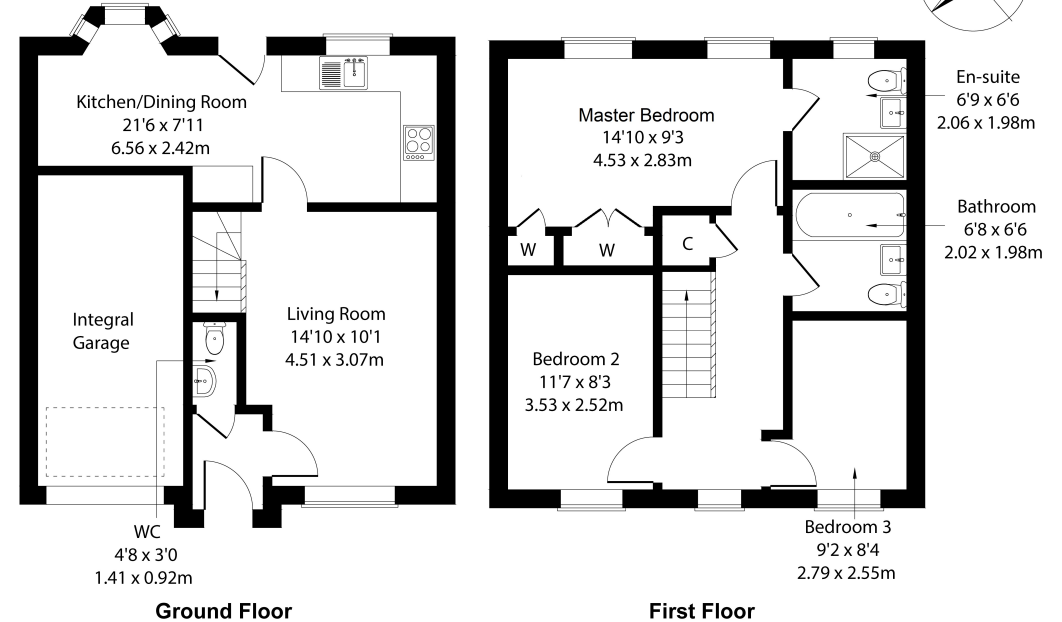
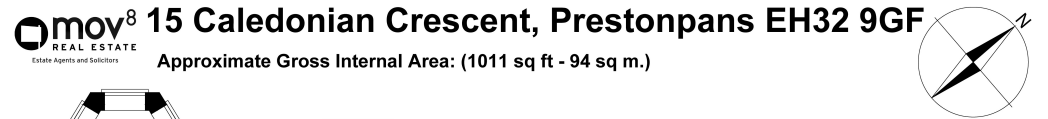
Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom and a ground floor WC.

Tastefully finished in modern decor, features include an integrated kitchen with a full range of appliances, stylish bathroom suites, and contemporary flooring and lighting. In addition, there are multiple TV and phone points, gas central heating, double glazing and good storage provision including a garage with power and lighting.

Externally there is an enclosed rear garden with a lawn, patios and a storage shed; whilst to the front is a mono-blocked double driveway. The development also offers additional unrestricted on-street parking and visitors' spaces, and well-maintained communal grounds including a children's play area.

The entrance hall gives access to a modern WC, and opens into the southerly-east-facing living room which features wood effect flooring extending through to the dining/kitchen, and a TV wall mount. Set off the living room, with a door to the rear garden, the kitchen/dining features a bay window, spotlighting, a light fitting and ample space for dining furniture. Modern kitchen units include wood effect worktops with matching upstands, a stainless steel sink; an integrated oven, a gas hob with an extractor hood, a dishwasher, a washing machine and a fridge/freezer.

On the upper floor, the master bedroom is set to the rear with carpeted flooring, a central light fitting, two built-in wardrobes and an en-suite shower room; whilst bedrooms two and three are set to the front, similarly well-sized and finished with carpeted flooring. Completing the accommodation, the bathroom is fitted with a three-piece suite with a handheld mains mixer shower.



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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