



Thorntons
The right way to move

12 West Loan, Prestonpans,
East Lothian EH32 9NT





Summary

Well-proportioned lower main door villa, situated within an established residential area of Prestonpans. The layout offers practical and comfortable accommodation throughout and will appeal to first-time buyers, downsizers, or investors seeking a well-located home. Offering bright and functional living space, the property comprises a welcoming hallway, generous living/dining room, modern kitchen with access to rear, two good-sized bedrooms, and a wet room. Additional benefits include private gardens to front and rear, gas central heating, and double glazing.

Features

- Lower main door villa in established residential area
- Close to amenities; Excellent transport links nearby
- Ideal for first-time buyers, downsizers, or investors
- Welcoming entrance hallway
- Spacious living/dining room
- Modern kitchen with rear access
- Two good-sized bedrooms
- Wet room
- GCH; DG; EPC - D
- Private front and rear gardens

Room Measurements

Living / Dining Room: 14'4" x 12'2" (4.38m x 3.71m)

Kitchen: 9'6" x 9'3" (2.89m x 2.83m)

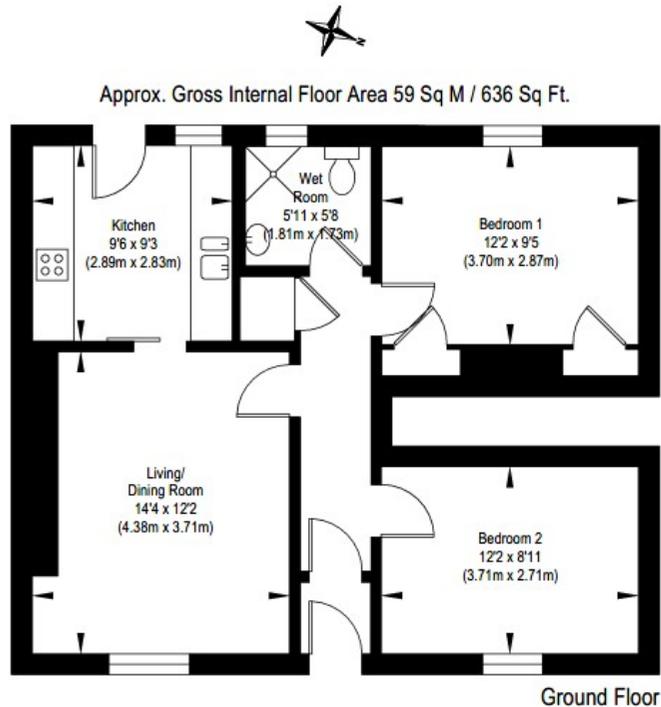
Bedroom 1: 12'2" x 9'5" (3.70m x 2.87m)

Bedroom 2: 12'2" x 8'11" (3.71m x 2.71m)

Wet Room: 5'11" x 5'8" (1.81m x 1.73m)



Floorplan



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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