



20 Laburnum Arch Court, Prestonpans, East Lothian, EH32 9GZ

Light & Beautifully Presented, Three-Bedroom, End-Terrace Townhouse with Garden, Driveway & Garage

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Property Description

Light and beautifully presented, three-bedroom, end-terrace townhouse set over three levels, with gardens, driveway and integrated garage. Located in a quiet and maintained cul-de-sac within a leafy conservation area of Prestonpans, East Lothian.

Comprises halls for each level, a living room, a kitchen, a sun room, three double bedrooms, a family bathroom and a ground-floor WC.

Tastefully finished in fresh decor throughout, highlights include generous room sizes, Juliet balconies, and stylish contemporary flooring. In addition, there is a modern fitted kitchen, a modern bathroom suite, double glazing, gas central heating, and multiple TV and phone points. Superb storage provision includes integrated bedroom wardrobes, a loft space, and a large garage which offers a conversion opportunity.

A charming enclosed rear garden features a lawn, patio and flowering shrubbery; a private driveway is to the front, with additional visitors' parking bays.

The entrance hall provides access to a convenient ground-floor WC, a built-in storage cupboard, and secondary internal entry to the integral garage. To the rear, a bright and spacious kitchen offers an ideal family and entertaining space, featuring twin sets of French doors that open out to both the rear garden and a sun room. The kitchen is well-appointed with stone-effect worktops, under-unit lighting, and a tiled surround. Appliances include an integrated oven, gas hob with canopy, and dishwasher, with ample space for a washing machine, while an American-style fridge/freezer is located in the garage.

On the first floor, the rear-facing living room enjoys excellent natural light and fresh air, thanks to a Juliet balcony. To the front, a third bedroom, also featuring a Juliet balcony, provides a flexible space, perfect as a guest room, home office, or nursery.

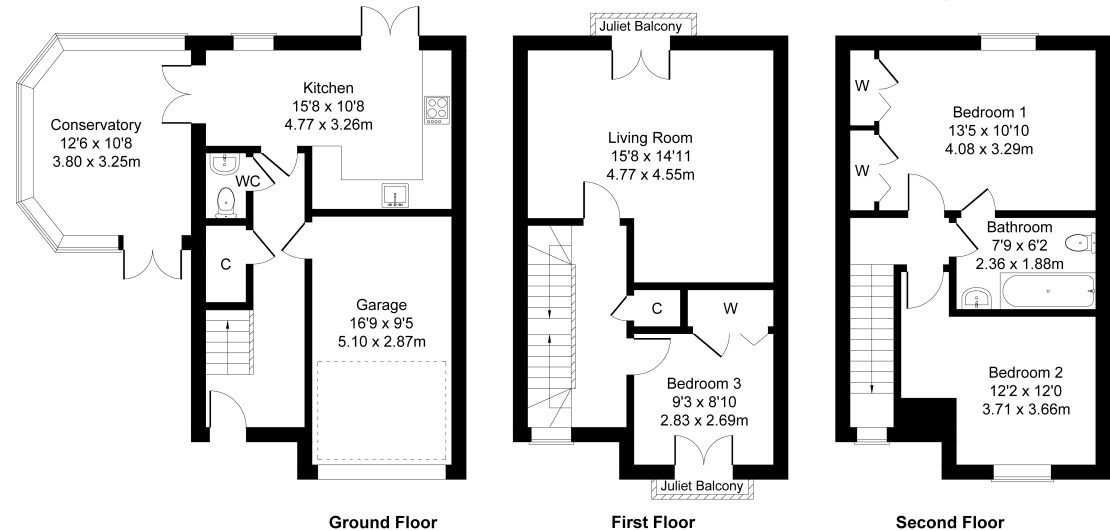
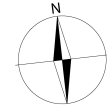
The second floor hosts two generously sized double bedrooms with modern laminate flooring. Both bedrooms are served by a stylish family bathroom, with en-suite access to the principal bedroom. The bathroom features a three-piece suite, tiled splashback surround, spotlighting, a shower over the bath, and a ladder-style radiator. The loft space is accessible from the second bedroom with a ramsay ladder. This well-balanced upper level provides comfortable and functional accommodation, ideally suited to a variety of living arrangements.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (1464 sq ft - 136 sq m.)

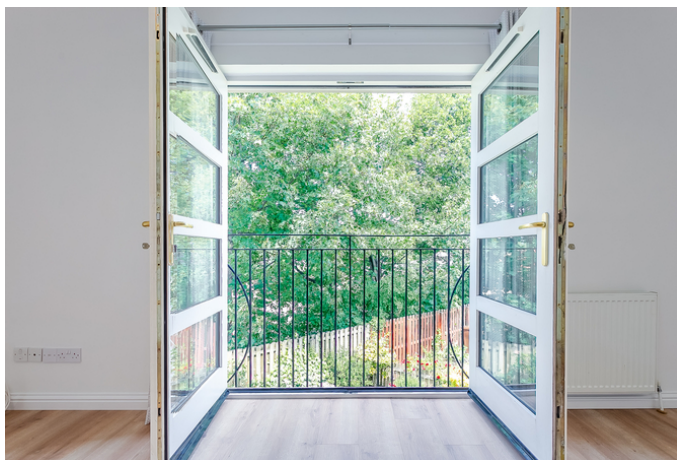


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Prestonpans is a charming coastal town situated approximately 11 miles east of Edinburgh, offering an appealing blend of seaside living and convenient commuter access. The town, along with neighbouring Cockenzie and Port Seton, provides a variety of local amenities, including a Co-op supermarket, Lidl, banking services, a Post Office, a library, and a community sports centre. The wider East Lothian area boasts beautiful sandy beaches and a choice of renowned golf courses, making it ideal for outdoor enthusiasts. Prestonpans benefits from excellent transport links, with

easy access to the A1 for swift travel into Edinburgh, eastward toward the Borders, or south to northern England. Reliable public transport options are also available, including regular train services from Prestonpans railway station. Local schooling is well catered for in both Prestonpans, Cockenzie and Blindwells, supporting a vibrant and family-friendly community.





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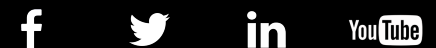
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