



## 64 Preston Terrace, Prestonpans, East Lothian, EH32 9HS

Light & Immaculately Presented, Three-Bedroom, Mid-Terrace Home with Gardens

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# Property Description

Light, immaculately presented and enjoying a desirable south-facing aspect, this three-bedroom mid-terrace villa offers stylish and well-sized accommodation, complemented by generous private gardens. Set off-street in a well-established area of Prestonpans, East Lothian, the property is ideally situated in a quiet yet convenient location offering easy access to local amenities and transport links.

Comprises an entrance hallway, living room, kitchen/dining room, three bedrooms, and a family bathroom.

Highlights include a modern fitted kitchen, a stylish bathroom, contemporary doors, flooring and lighting, and multiple TV points. In addition, there is double glazing, gas central heating, fitted blinds, and good storage, including a loft and a large garden shed.

Externally, the property boasts a front lawn with a sunken trampoline, and a landscaped rear garden with low-maintenance synthetic turf, patio areas, and a raised deck.

The welcoming entrance hall provides access to the upper level, includes a useful storage cupboard, and leads into a bright front-facing living room, flooded with natural light from its south-facing position. The spacious living area features wood-effect flooring and a wall-mounted TV point, flowing seamlessly through to a generous dining room to the rear. Here, sliding patio doors open directly onto the charming garden, creating an ideal space for both everyday living and entertaining. The kitchen, accessed from the dining room, is fitted with modern units, wood-effect worktops, and a tiled surround, and includes an induction hob, oven, and freestanding washing machine.

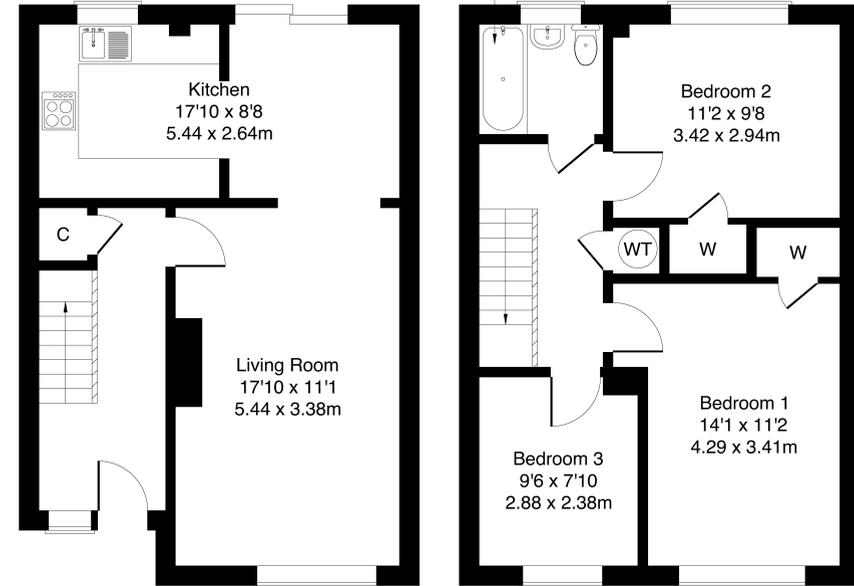
Upstairs, the front-facing main bedroom is a generous double, complete with a built-in wardrobe, carpeted flooring, and a wall-mounted TV point. Two further well-presented bedrooms are set to opposite aspects, with bedroom two enjoying views over the rear garden and also benefiting from a built-in wardrobe. The accommodation is completed by a stylish family bathroom, featuring a modern three-piece suite with a rainfall shower, marble-effect tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (947 sq ft - 88 sq m.)

Bathroom  
6'3 x 5'6  
1.91 x 1.67m



Ground Floor

First Floor

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 welcoming coastal town on the shores of the Firth of Forth, located around eight miles east of Edinburgh. The town offers a range of everyday amenities, including local shops, convenience stores, a post office, supermarkets, cafés, and other essential services that cater well to residents. Prestonpans also benefits from a selection of leisure and cultural attractions such as the historic Prestongrange Museum, attractive coastal walks, nearby beaches, and

excellent golfing at the renowned Royal Musselburgh Golf Club. Further recreational opportunities, schooling, and shopping facilities can be found in the surrounding East Lothian towns. The area is well served by frequent bus services and regular rail links from Prestonpans Railway Station, making it a convenient location for commuters travelling to Edinburgh and other nearby centres.





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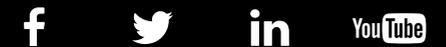
6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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