



## 12 Middleshot Square, Prestonpans, East Lothian, EH32 9RL

Well Presented & Spacious, Three Bedroom, End Terrace Family Home.

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# Property Description

Well-presented and spacious, three-bedroom, end-terrace family home, with front and rear gardens, a driveway and a garage.

Set on a generous plot, in an established residential area, of the popular town of Prestonpans, East Lothian.

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

Features include generous room sizes, a fitted kitchen and excellent storage including bedroom stores and a loft.

In addition, there is double glazing, gas central heating, and a large southerly facing rear garden with a patio and lawn. There is a lawn to the front, with a multi-vehicle driveway continuing to the side to a traditionally-built garage.

A carpeted reception hall offers space for outerwear and gives access to the public rooms, bathroom and the carpeted stairway with a built-in storage cupboard underneath.

The spacious living room offers space for both lounge and dining furniture and includes a modern feature fireplace, coving, a patio door to the front garden, and French patio doors opening to the generous conservatory to the rear.

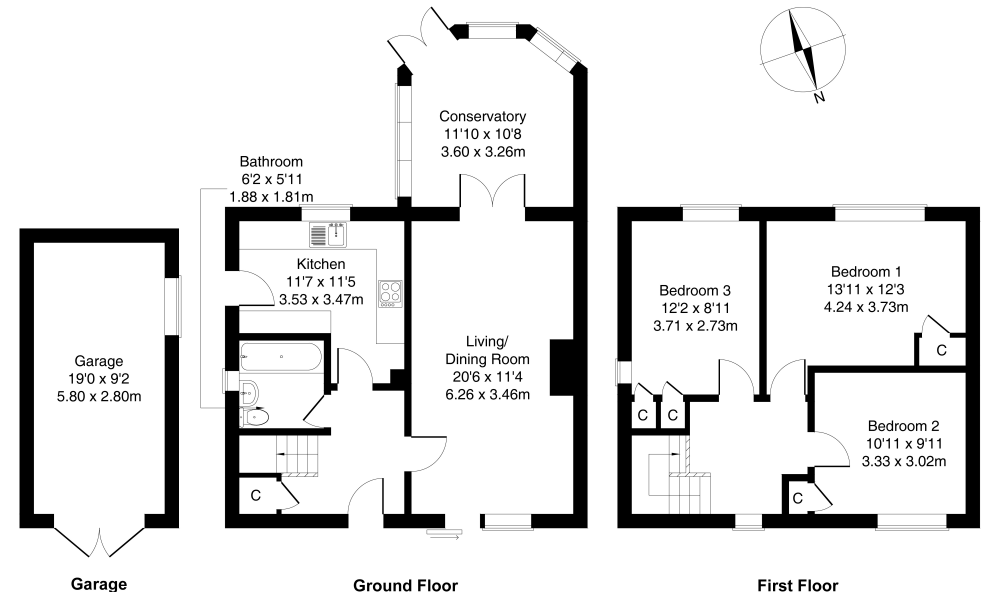
Also, rear-facing, is a bright kitchen with ample fitted storage and worktops, a sink with drainer, and an integrated electric oven and hob. Set off the hall with a side aspect window, the family bathroom is fitted with a three-piece suite including a shower unit over the bath.

On the first floor, three well-proportioned double bedrooms make up the flexible accommodation with all featuring modern carpeted flooring and built-in storage.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (1270 sq ft - 118 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 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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## Head Office

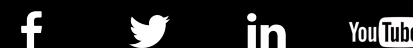
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