



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

Three Bedroom Terraced House

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Property Description

Situated within a family-friendly development in the coastal town of Prestonpans, this light-filled and well-presented three-bedroom mid-terrace home offers modern living with the benefit of private gardens and an allocated parking space.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, single bedroom, family bathroom and a ground-floor WC.

Features include a modern fitted kitchen with a full range of integrated appliances, modern bathrooms and contemporary flooring. In addition, there is gas central heating, double glazing, and good integrated storage, including a loft.

Externally, the property benefits from low-maintenance gardens to both aspects, including a patio and a generous summer house to the rear.

A residential parking area is located adjacent to the terrace, and the development features landscaped grounds that include a children's play park.

A welcoming entrance hall affords access throughout the ground floor, including a convenient WC. The spacious south-westerly facing living and dining area enjoys an abundance of natural light, enhanced by contemporary wood-effect flooring. Patio doors open directly onto the rear garden, while a built-in storage cupboard and wall-mounted TV point add further practicality and comfort.

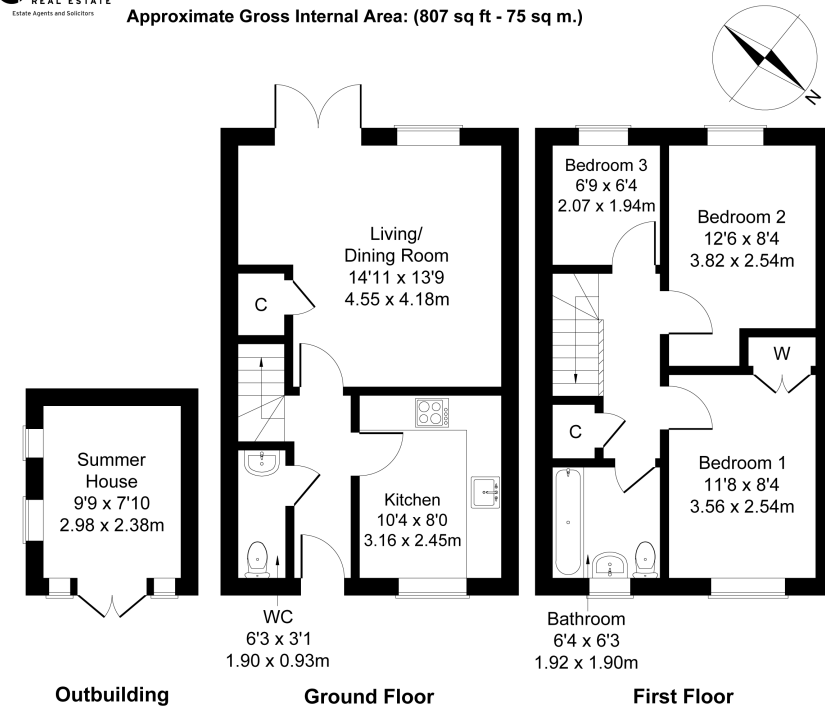
To the front, a stylish kitchen is fitted with modern units, stone-effect worktops with matching upstands, a sink with a drainer, and integrated appliances including a fridge/freezer, dishwasher, washing machine, an oven, and a gas hob with a stainless splashback.

Upstairs, the generously proportioned main bedroom is set to the front and features a built-in wardrobe with plenty of space for additional freestanding furniture. Two further well-presented bedrooms lie to the rear, both benefiting from carpeted flooring and neutral decor. Completing the accommodation, the family-sized bathroom is fitted with a contemporary three-piece suite including a rainfall shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



Area Description

Prestonpans is a delightful coastal town situated about 11 miles from Edinburgh, offering convenient local amenities such as a Co-op supermarket, Lidl, banking, a Post Office, a library, and a community sports centre in both Prestonpans and its neighbouring towns, Cockenzie and Port Seton. The area boasts miles of sandy East Lothian

beaches and several golf courses, with easy access to the A1 for quick commutes to Edinburgh city centre, the Borders, or northern England. Public transport is well-served, including Prestonpans railway station, and local schools are available in both Prestonpans and Cockenzie.





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