



15 Grange Crescent West, Prestonpans, East Lothian, EH32 9LU

Beautifully Presented & Spacious, Three-Bedroom, Mid-Terrace Home with Garden & Driveway

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Property Description

Beautifully presented and spacious, three-bedroom, mid-terrace home, with a garden and driveway. Located in a quiet and popular residential area of Prestonpans, East Lothian.

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

Highlights include a modern fitted kitchen with appliances, a stylish bathroom, and contemporary flooring and lighting.

Tastefully finished throughout in contemporary decor, further features include HIVE gas central heating and good storage provision including a loft.

Externally, the property benefits from a monoblock double-driveway to the front; and an enclosed rear garden with patios, a synthetic turf lawn and a garden office.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall, and throughout the ground floor, including a convenient built-in storage cupboard. Set to the front, a spacious living room enjoys a southerly-west facing aspect, and includes a feature wall with a wall-mount TV point and a bespoke shelf, carpeted flooring, light decor, and a built-in storage cupboard.

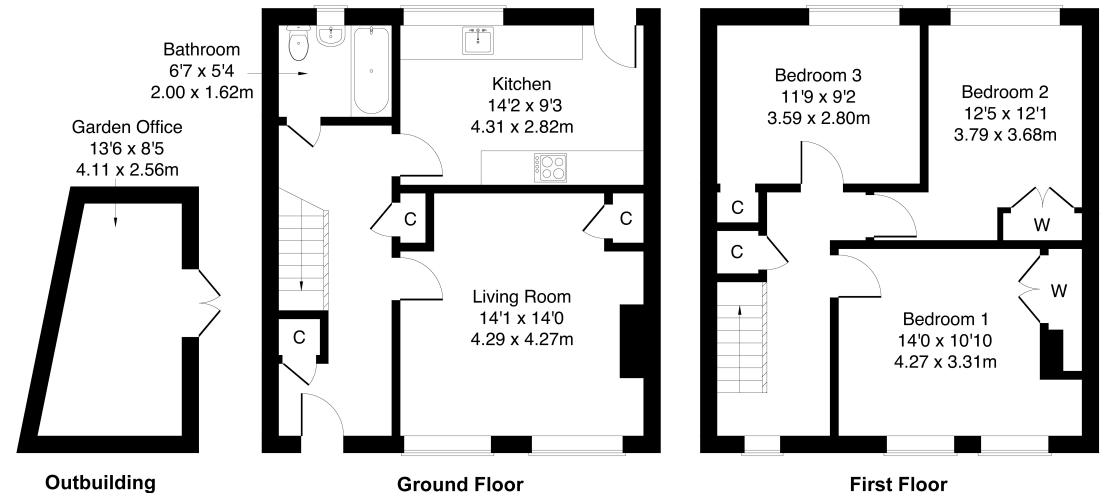
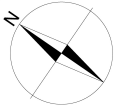
To the rear, with access to the garden, a stylish kitchen is fitted with modern units, stone effect worktops with matching splashbacks, and a breakfast bar. Appliances include an integrated eye-level oven, gas hob, and dishwasher; and a freestanding fridge/freezer and washing machine. Completing the ground floor, a fully tiled bathroom is set to the rear, with a modern three-piece suite including a MIRA shower over the bath and a ladder-style radiator.

On the upper floor, bedroom one is set to the front, offering a generous room size, featuring a wall-mount TV point and bespoke shelf, a built-in wardrobe, carpeted flooring, and two windows allowing plentiful natural light. Two further well-presented bedrooms are set to the rear, similarly finished, with carpeted flooring, neutral decor, and built-in wardrobe storage.



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Approximate Gross Internal Area: (1109 sq ft - 103 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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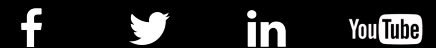
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