



## 12 Grange Road, Prestonpans, East Lothian, EH32 9LL

Immaculately Presented, Two-Bedroom, Semi-Detached Home with Gardens & Driveway

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# Property Description

Set on a generous plot, this immaculately presented, two-bedroom semi-detached home offers stylish, move-in-ready accommodation with gardens and a driveway. Ideally positioned close to the waterfront in the popular seaside town of Prestonpans, East Lothian, the property combines coastal living with everyday convenience.

Comprises an entrance hall, a living room, a dining/kitchen, two double bedrooms, and a family bathroom.

Highlights include a stylish kitchen, a modern bathroom suite, and a fully floored loft with a skylight offering a flexible space. In addition, there is gas central heating, double glazing, and stylish contemporary decor throughout.

Externally, the property benefits from a driveway and low-maintenance landscaping offering multi-vehicle parking to the front, and a rear garden featuring a lawn, shed and patios.

A welcoming entrance provides access to the carpeted staircase leading to the upper level and opens into a bright, front-facing living room. Beautifully finished with tasteful decor and carpeting, the lounge features a wall-mounted TV point and a useful storage press, creating a comfortable and practical living space. Located off the lounge, the well-proportioned kitchen is fitted with contemporary units, wood-effect worktops and a tiled surround. It includes a sink with a drainer, an integrated hob and oven, and a freestanding fridge/freezer and washing machine. There is ample room for dining, a built-in understair storage cupboard, and a convenient side door offering direct access to the garden — ideal for indoor-outdoor living.

Upstairs, the property hosts two well-sized double bedrooms, both finished with carpeted flooring and offering excellent space for a range of furnishings. The principal bedroom further benefits from a built-in wardrobe. A modern family bathroom completes the accommodation, fitted with a three-piece suite including a shower over the bath, partially tiled and panelled splash areas, and a contemporary ladder-style radiator.

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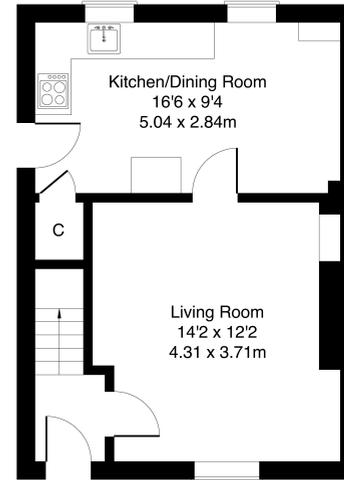
**12 Grange Road, Prestonpans, EH32 9LL**

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

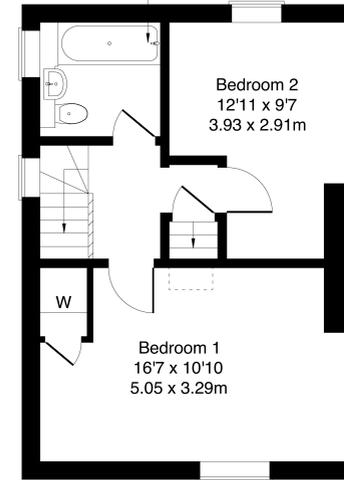
Bathroom

6'8 x 6'0

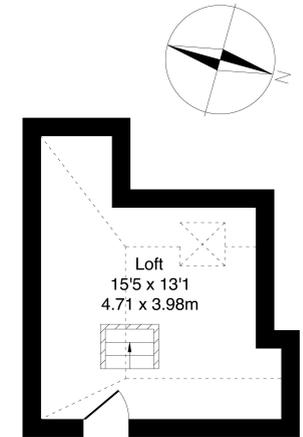
2.04 x 1.84m



Ground Floor



First Floor



Second Floor

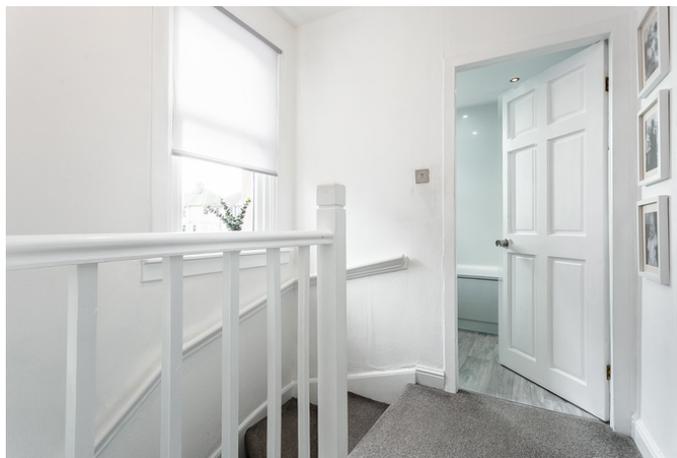
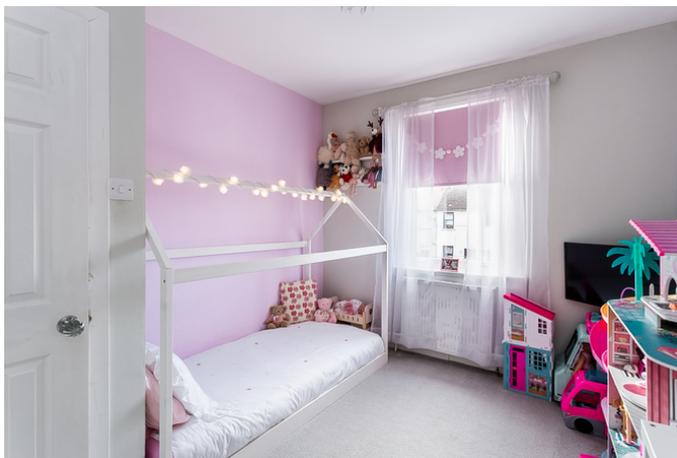
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Prestonpans is a 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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