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17 West Loan, Prestonpans, East Lothian, EH32 9JT

Light and Tastefully Presented, Two-Bedroom, Traditional Lower Villa

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Property Description

Light and tastefully presented, two-bedroom, traditional lower villa, with private gardens and a driveway. Located close to the waterfront of the popular seaside town of Prestonpans, East Lothian.

Comprises an entrance hallway, living/dining/kitchen, two bedrooms, two utility cupboards, and a bathroom.

Freshly prepared for the market with light neutral decor and new flooring throughout.

Highlights include a modern fitted kitchen with integrated appliances and a bright bathroom. In addition, there is modern gas central heating, wood-framed double glazing and good storage.

Externally, there is low-maintenance landscaping to the front, incorporating a paved driveway. To the rear, a large, fully enclosed garden includes both lawned and paved areas, as well as a handy drying green.

A welcoming entrance hallway, with excellent storage, leads into a spacious kitchen/living/dining room on the right. This bright, west-facing room provides versatile space for both comfortable lounge furniture and a dining table and chairs, whilst the kitchen area is fitted with modern wood-effect flooring and units, complemented by stone-effect worktops. Appliances include an integrated oven, ceramic hob, a stainless-steel splashback and a concealed extractor fan, whilst a washing machine and a dryer are each housed in a utility cupboard in the hall.

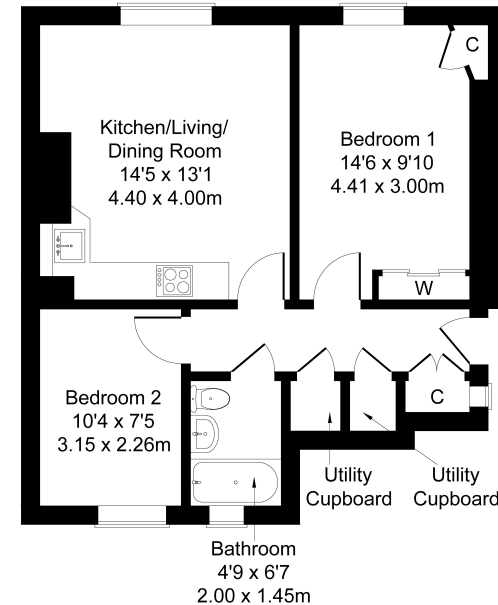
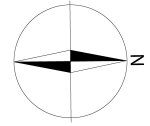
Set to opposite aspects are two bedrooms, enjoying the light, neutral decor found throughout the flat. The well-proportioned main bedroom enjoys both built-in cupboard and wardrobe storage.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls.



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Approximate Gross Internal Area: (538 sq ft - 50 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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