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30 Clanranald Avenue, Prestonpans, East Lothian, EH32 9FP

Tastefully Presented, Three-Bedroom, Semi-Detached Family Home with Gardens & Driveway

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Property Description

Tastefully presented, three-bedroom, semi-detached family home, with gardens and a driveway. Located in a modern and established residential area of Prestonpans, East Lothian.

Comprises a vestibule, hall, living room, dining/kitchen, three flexible bedrooms, a family bathroom and a ground floor WC.

Features include a fitted kitchen with a full range of appliances, contemporary flooring, and gas central heating. Additionally, it features a stylish bathroom, double glazing and ample storage, including a loft.

To the front is a lawn and driveway, whilst a good-sized, enclosed rear garden features a lawn, patio and store shed.

The development also offers additional unrestricted on-street parking and visitor spaces, and well-maintained communal grounds, including a children's play area.

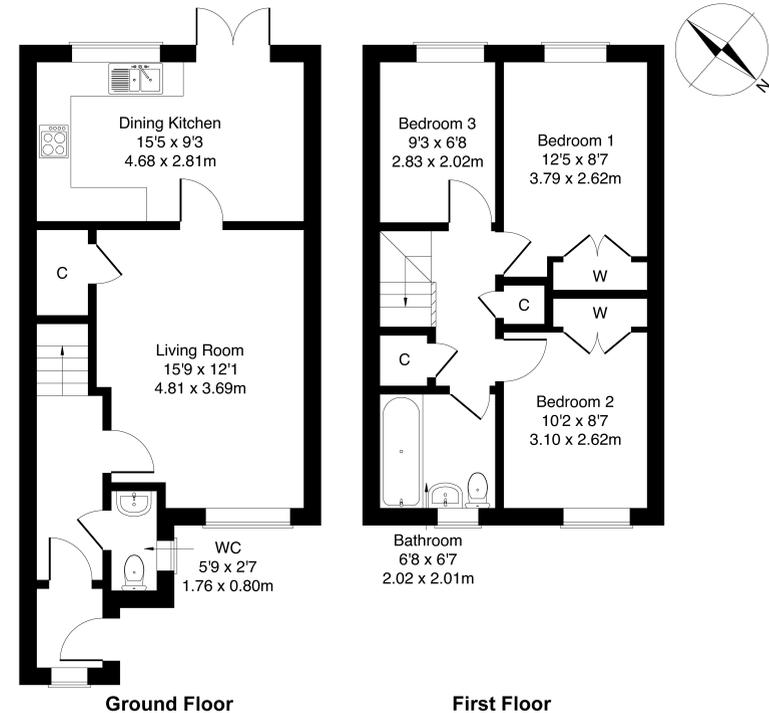
The welcoming entrance hall provides access to all ground-floor rooms, with a convenient WC located on the right. The spacious living room features wood-effect flooring, a central light fitting and a built-in storage cupboard. Generous in size, it offers ample space for both seating and additional furnishings, creating a comfortable and versatile area for relaxing or entertaining. The fitted kitchen/dining room is finished with tiled-effect flooring, stone-effect worktops and a tiled splashback, complemented by modern spotlighting. A sink with a drainer sits beneath the worktop, while French doors open out to the rear garden, allowing for plenty of natural light and easy indoor-outdoor living. Appliances include a fridge/freezer, dishwasher, washing machine, integrated double oven and a gas hob.

Moving upstairs, bedroom one features wood-effect flooring, a central light fitting and a built-in wardrobe, with plenty of space for additional bedroom furniture. Bedroom two offers carpeted flooring and a built-in wardrobe, creating a comfortable and practical double bedroom. The third bedroom, also located on the first floor, is finished with wood-effect flooring and provides a versatile space suitable as a bedroom, nursery or home office. Two built-in storage cupboards are located in the first-floor hall. The modern three-piece fitted bathroom includes wood-effect flooring, a stone-effect splashback surround and spotlighting. It is fitted with a bath with a rainfall showerhead over, along with a ladder-style radiator, completing the space.

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Approximate Gross Internal Area: (840 sq ft - 78 sq m.)

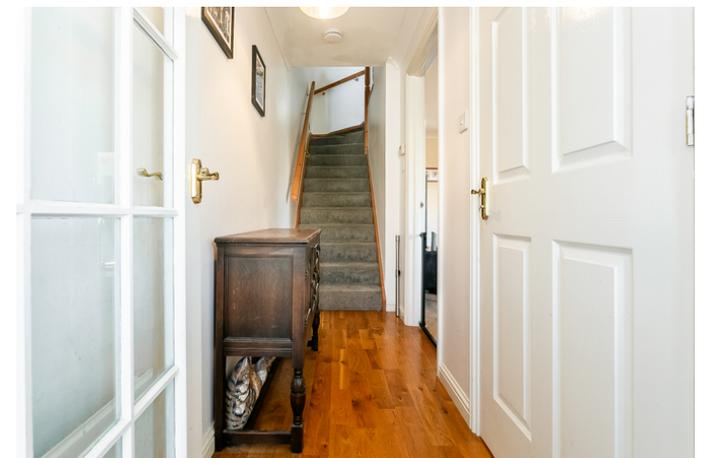


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Prestonpans is a welcoming coastal town on the shores of the Firth of Forth, located around eight miles east of Edinburgh. The town offers a range of everyday amenities, including local shops, convenience stores, a post office, supermarkets, cafés, and other essential services that cater well to residents. Prestonpans also benefits from a selection of leisure and cultural attractions such as the historic Prestongrange Museum, attractive coastal walks, nearby beaches, and excellent

golfing at the renowned Royal Musselburgh Golf Club. Further recreational opportunities, schooling, and shopping facilities can be found in the surrounding East Lothian towns. The area is well served by frequent bus services and regular rail links from Prestonpans Railway Station, providing around 15-minute transport links to Edinburgh city centre and making it a convenient location for commuters travelling to Edinburgh and other nearby centres.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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