



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

Tastefully Presented, Three Bedroom, Mid-Terrace Home with Gardens & Driveway

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Tastefully presented, three-bedroom, modern mid-terrace house, with private gardens and driveway. Located in a modern, quiet and factored residential development in Prestonpans, East Lothian. Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, a single bedroom, a family bathroom and a ground floor WC.

Ready-to-move-in - highlights include a modern fitted kitchen and stylish bathroom suites, quality flooring, and underfloor heating for the hall and WC. In addition, there is gas central heating, double-glazed windows, multiple TV and phone points, and a floored loft space.

Externally, there is a low-maintenance garden and driveway front; whilst the professionally landscaped rear garden has a lawn, a paved patio, and a large storage shed. The development also offers additional unrestricted on-street parking and visitors' spaces, and well-maintained communal grounds including a children's play area.

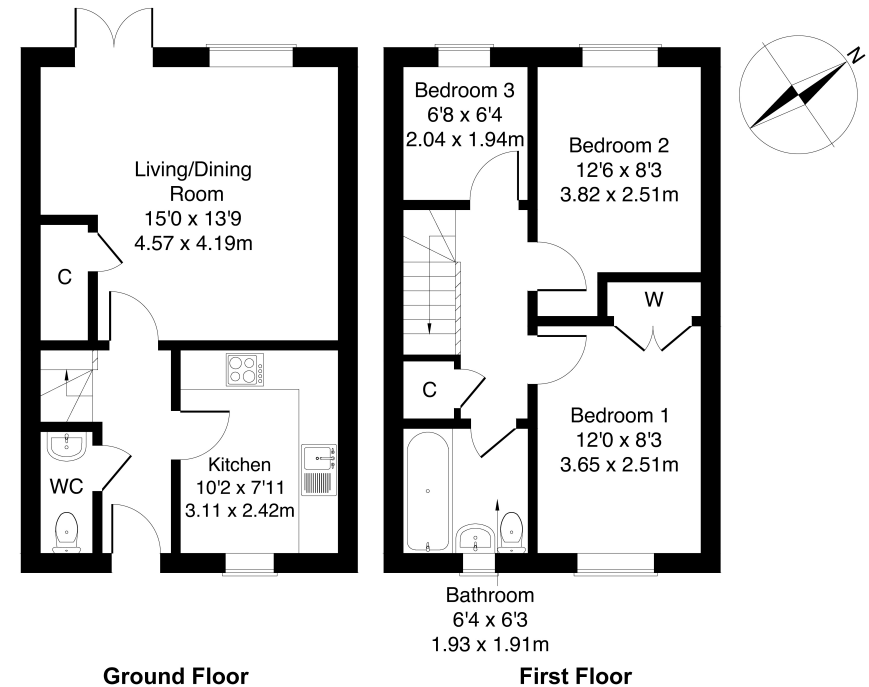
A welcoming entrance hallway gives access throughout the ground floor and to the carpeted stairway leading to the first floor and features quality flooring with underfloor heating that continues into a stylish WC with a two-piece suite. Set to the rear, a good-sized living room has ample space for lounge and dining furniture, French patio doors to the rear garden, and a deep built-in storage cupboard. To the front is the modern fitted kitchen, featuring stone-effect worktops, a sink with drainer, a tiled surround; and an integrated oven, gas hob and canopy with a splash-back and dishwasher; whilst a freestanding washing machine and fridge/freezer are available by separate negotiation.

On the first floor, bedroom one is front-facing and includes a built-in wardrobe and carpeted flooring; whilst a bright second double bedroom overlooks the rear garden, as does a flexible third bedroom, both including carpeted flooring. Completing the accommodation, the bathroom is set to the front, fitted with a modern three-piece suite including a mains mixer shower above the bath and tiled splash walls.



34 Caledonian Crescent, Prestonpans, EH32 9GF

Approximate Gross Internal Area: (732 sq ft - 68 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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

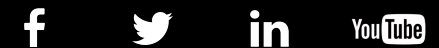
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.