

1 Oswald Terrace, Prestonpans, EH32 9EG



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Description

A rare opportunity has arisen to acquire a superbly appointed three bed end terraced villa benefiting from carefully considered interior specification, featuring thoughtful design elements and an acute attention to detail. Commanding an enviable setting in the heart of Prestonpans, this perfectly proportioned home is a natural choice for a professional couple or young family, and offers stylish and light filled living space which comes complete with an enclosed rear garden, ensuring a high degree of privacy and seclusion which in turn leads to a fabulous garden/games room.

Features

- Welcoming reception hallway with cloakroom/WC
- Charming living room
- Exquisitely designed kitchen/dining room falling naturally into two defined areas featuring bi-fold doors to rear garden
- Three good size double bedrooms
- Contemporary bathroom with stylish white suite having a separate shower enclosure
- Floored attic space
- Gas central heating and double glazing
- Well tended private gardens to the front and rear
- Large games/garden room

Extras

The fitted floor coverings, blinds, curtains, oven, hob, cooker hood, dishwasher, bedroom wardrobe, dressing room wardrobe, garden room fridge, recycling bin storage, fitted shoe storage, the sideboard/unit in the garden room and garden shed are included.

EPC Rating: C



Location

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by countryside and beautiful beaches. The town is an extremely popular commuter base, having its own train station and being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass. There are a number of local shops including a supermarket, schools and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinnaird Retail Park, Newcraighall, which offers a selection of "High Street" shops and superstores. A variety of leisure facilities are available in the area including Prestonpans swimming pool, a choice of golf courses and several sandy beaches.

Price and Viewing

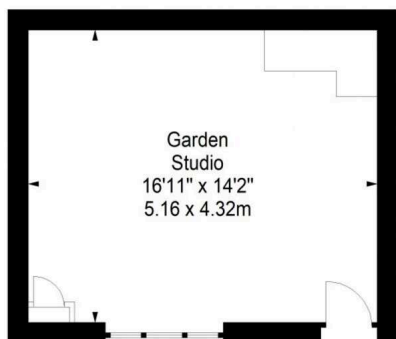
For price and viewing information or further details on this property please contact us on 0131 557 3188.



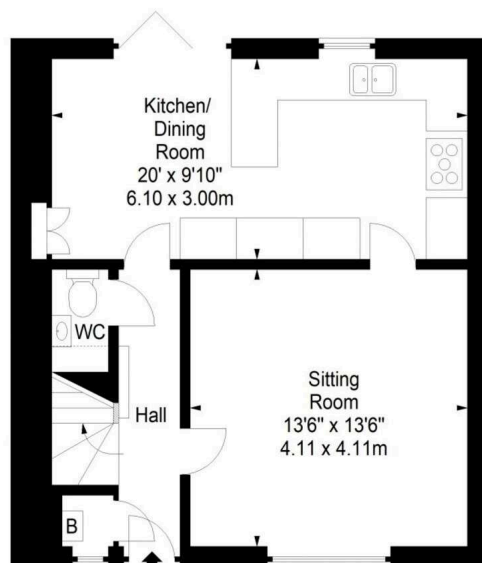
Oswald Terrace,
Prestonpans,
East Lothian, EH32 9EG



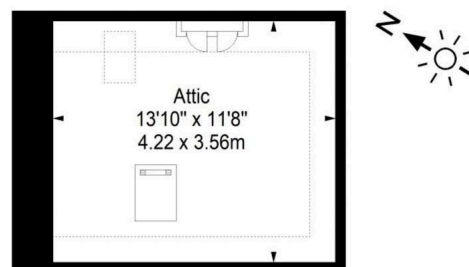
Approx. Gross Internal Area
982 Sq Ft - 91.23 Sq M
Attic
Approx. Gross Internal Area
162 Sq Ft - 15.05 Sq M
Garden Studio
Approx. Gross Internal Area
245 Sq Ft - 22.76 Sq M
For identification only. Not to scale.
© SquareFoot 2025



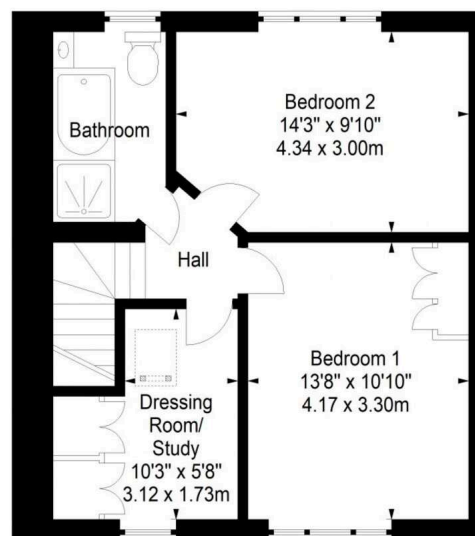
Ground Floor



Ground Floor



Attic



First Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc