



## 13 EAST LOAN

Prestonpans, East Lothian, EH32 9EF



2

Public Room



3

Bedrooms



1

Bathroom

# 13 EAST LOAN

Introducing a three-bedroom semi-detached house in Prestonpans, offering bright and airy accommodation. The home features two reception areas, a well-appointed kitchen, and a three-piece bathroom. It also benefits from excellent storage to keep the interiors tidy. Plus, it is flanked by landscaped gardens, including a large, fully-enclosed rear garden that has direct access to a communal green and children's playpark. Whilst the property would benefit from some modern upgrades, the interiors are neutrally decorated allowing new buyers to easily add their own stamp. It remains an excellent prospect for anyone seeking a spacious home in a coastal setting.

Furthermore, the property has a convenient location in the heart of Prestonpans. Supermarkets and other amenities are all within easy walking distance, along with local schools from nursery to secondary level. Regular bus and train services are also just a stroll away for commuting to Edinburgh, which can be reached in as little as 30 minutes, whether travelling by car or train. The local beach and shorefront are within easy reach as well, offering delightful walks along East Lothian's rugged coastline.

Extras: an integrated gas hob and oven/grill to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.





EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- A spacious semi-detached house
- Set in the coastal town of Prestonpans
- Naturally-lit entrance hall
- Spacious living room with a fireplace
- Well-appointed kitchen with additional storage
- Dual-aspect dining room with garden access
- Two double bedrooms with storage
- One versatile single bedroom/home office
- 3pc bathroom with overhead shower
- Mature gardens to the front and rear
- Large communal green and play area
- Unrestricted on-street parking

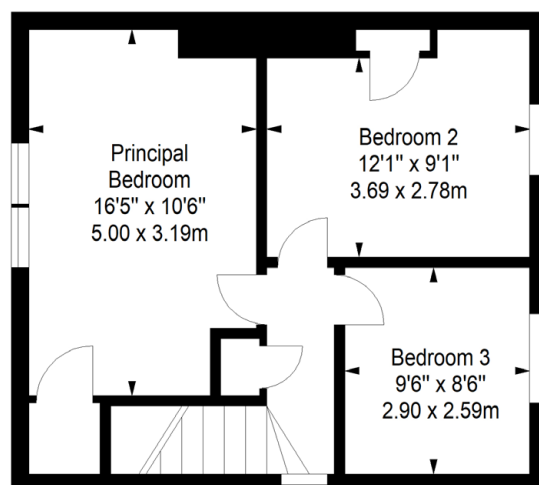
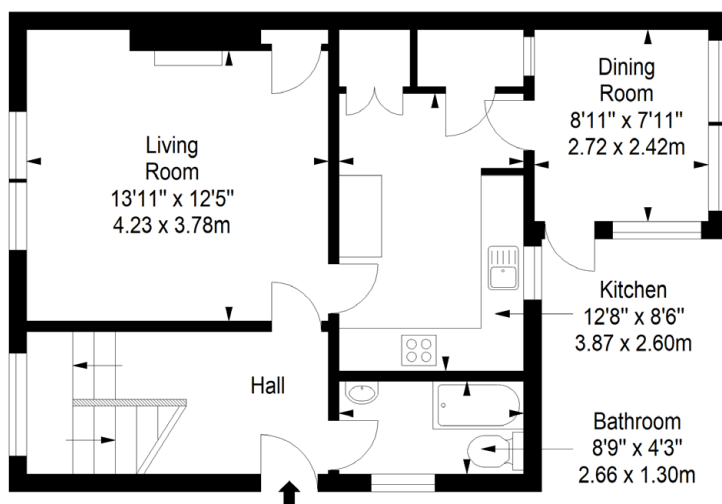
# PRESTONPANS

Situated on the rugged East Lothian coast is Prestonpans – a thriving town that has seen considerable development in recent years. There are lovely shore walks, public parks, and open countryside to enjoy – ideal places to escape the hustle and bustle. With Prestonpans train station, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car via the A1. Prestonpans offers a good selection of amenities and shops, while nearby Fort Kinnaird Retail Park provides more extensive shopping outlets. The town is served by two primary schools and one secondary school, while Loretto School in Musselburgh offers private education at both primary and secondary level. The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre – a sports centre with an Olympic-sized swimming pool, a sauna, a steam room, and a hydrotherapy pool, as well as a gym and a dance studio. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club are all on your doorstep too.

**Ground Floor**  
Approx. 50.2 sq. metres (540.4 sq. feet)



**First Floor**  
Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 93.0 sq. metres (1001.1 sq. feet)



@gilsongrayprop



gilson gray property



gilson gray property



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.