



43 HARLAWHILL GARDENS

Prestonpans, East Lothian, EH31 9JQ



2

Public Room



2

Bedrooms



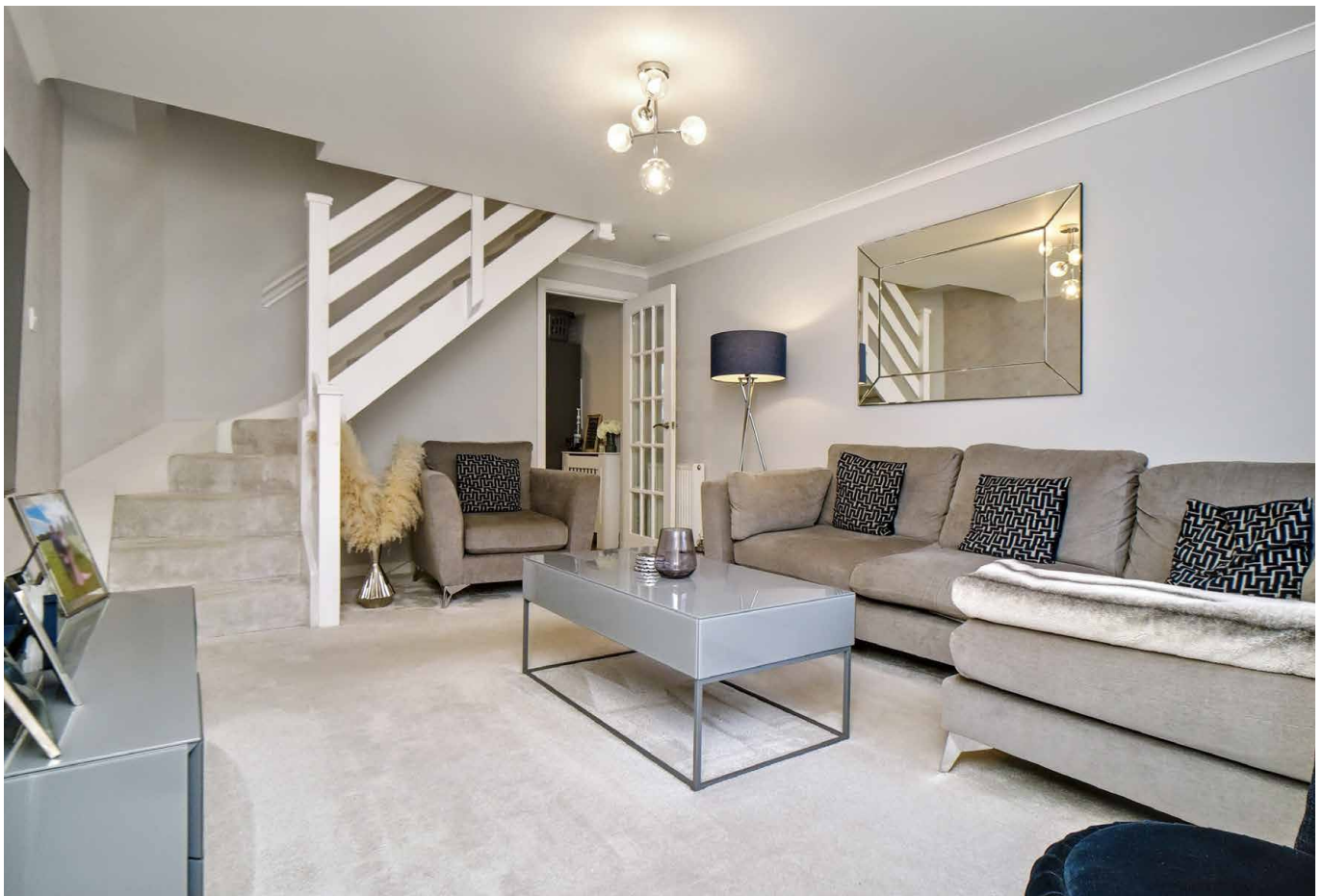
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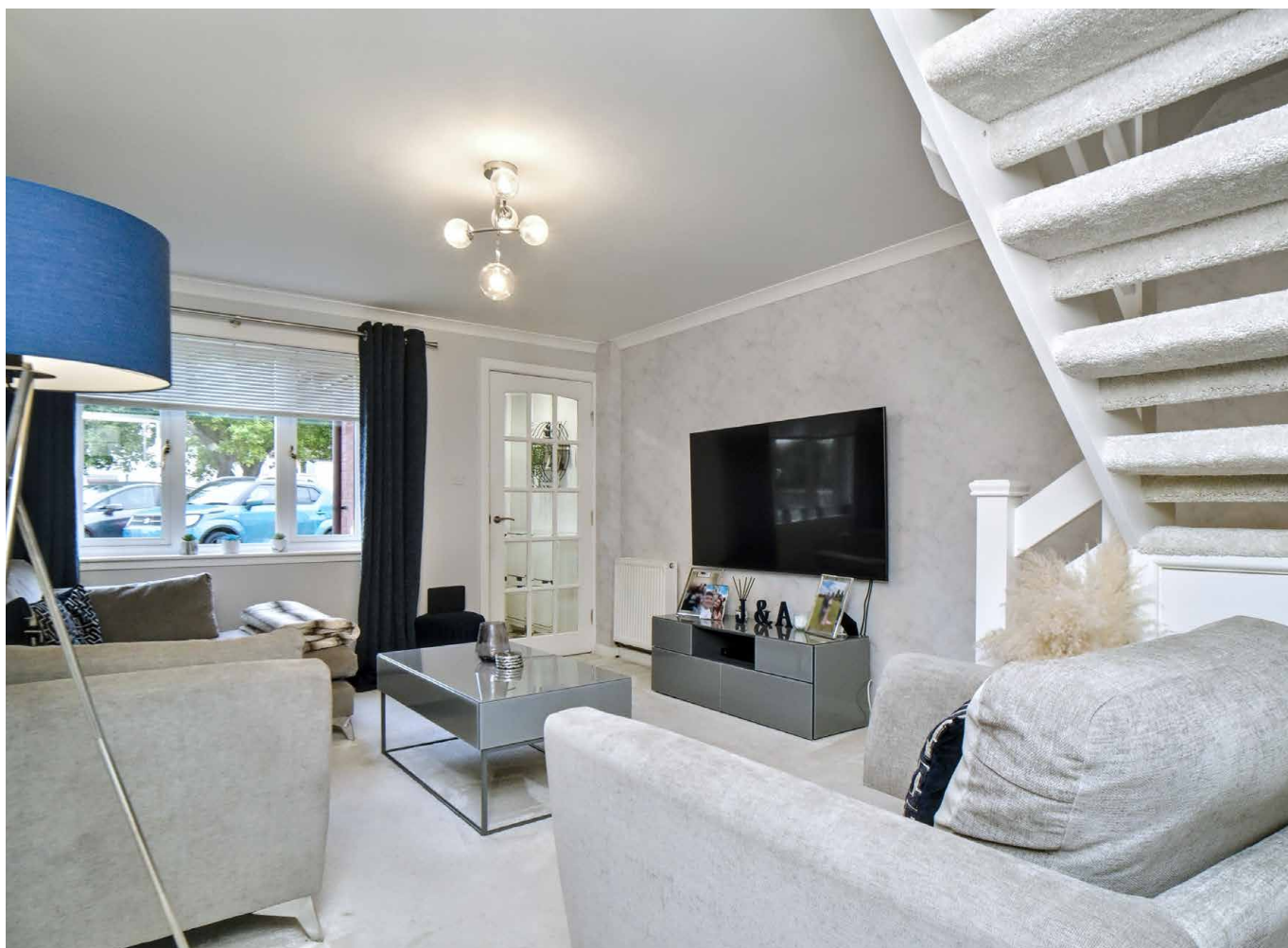
Bathroom



43 HARLAWHILL GARDENS

Quietly located in the well-connected coastal town of Prestonpans, this charming end-terraced house offers a versatile two-bedroom home, complete with a secure, low-maintenance garden and private allocated parking. The modern, tastefully styled interiors feature a social, interconnected layout on the ground floor, including a south-facing living room, a central kitchen, and a conservatory ideal as a dining room. Upstairs, two good-sized bedrooms with built-in storage are accompanied by a bright bathroom with a shower-over-bath. Within easy walking distance are high-street shops, schools, rail connections, and the seafront – making this a highly appealing option for professionals and small families alike.







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RATING

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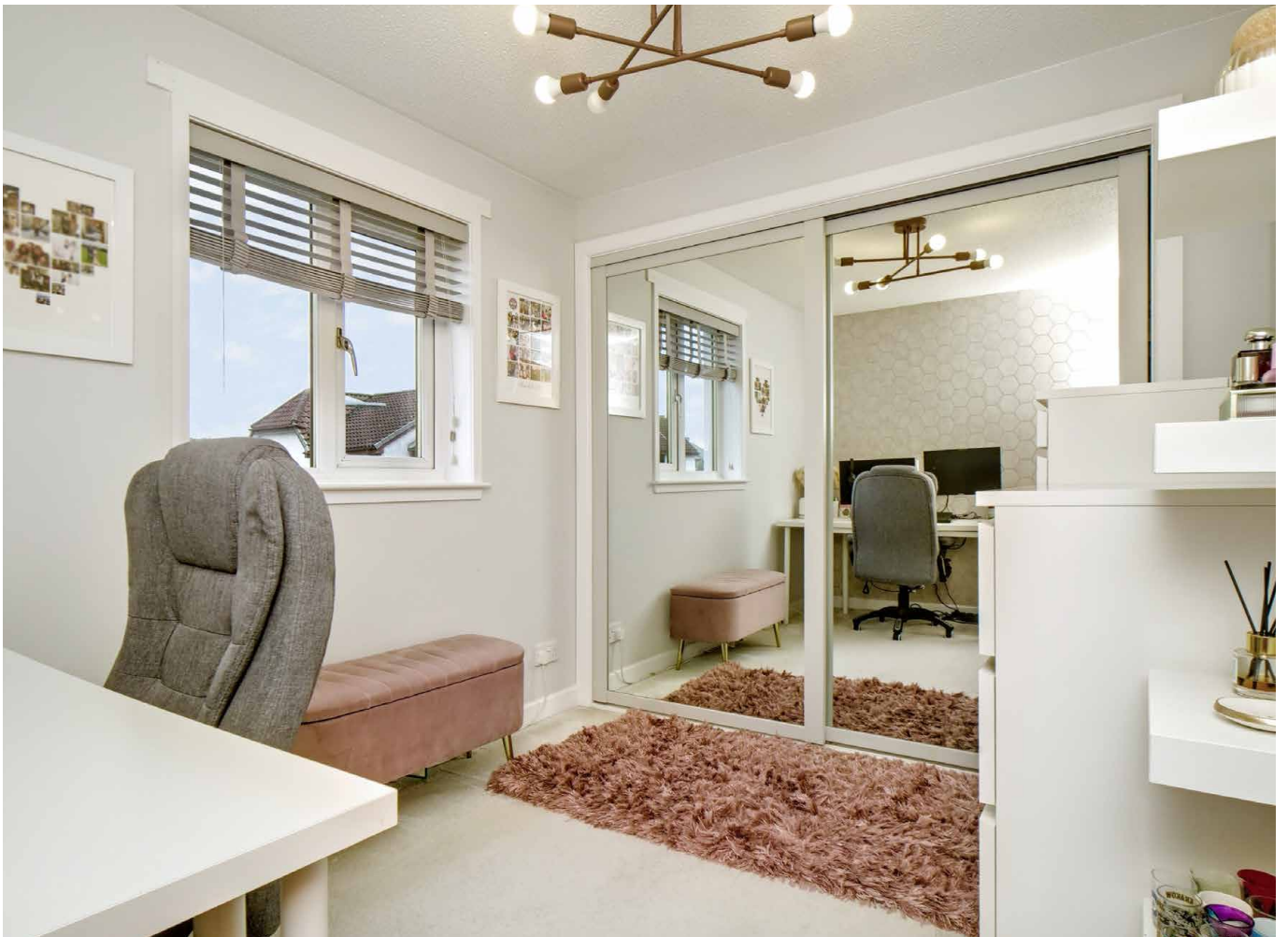
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Quiet setting in a well-connected coastal town
- Modern end-terraced house with neutral interiors
- Bright entrance vestibule
- South-facing living room (with storage) connected to:
- Bright and stylish kitchen with access to:
- Versatile conservatory/dining room
- Two bedrooms with fitted wardrobes (a double and a single/study)
- Bright bathroom with shower-over-bath
- Enclosed easy-upkeep garden
- Private allocated parking





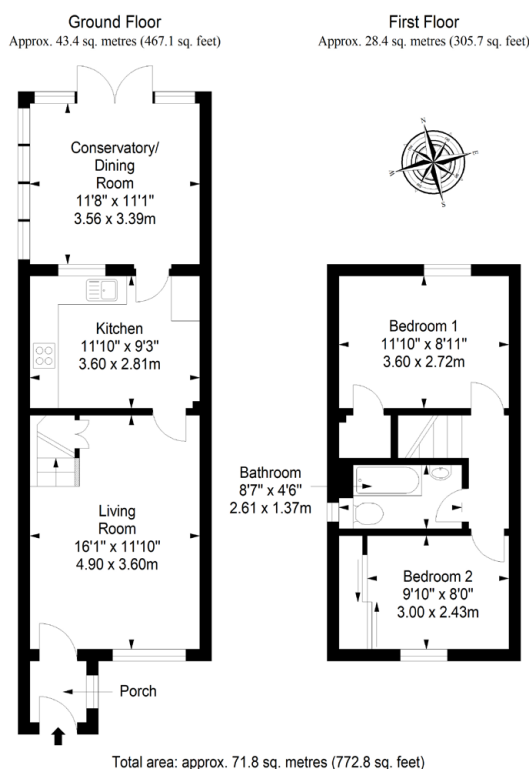


Extras: All fitted floor and window coverings, light fittings, oven, washing machine and fridge/freezer are included in the sale.



PRESTONPANS

Situated on the rugged East Lothian coast is Prestonpans, a town which has seen considerable development in recent years, with a thriving community spirit. Each summer, the area hosts the Three Harbours Festival with neighbouring Cockenzie and Port Seton. There are lovely shore walks, open parks and countryside, all ideal places to escape the hustle and bustle and enjoy the outdoors. With Prestonpans train station only a mile away, 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, with the A1 providing an accessible and fast commute. Regular bus services travel from here to Edinburgh and beyond. Prestonpans offers a good selection of amenities and shops including; convenience stores, supermarkets, bistro, café, take-aways, pubs (one with award-winning food), bakers, bank, Post Office, pharmacy, optometrist, vets, florist, gift shops, hair and beauty salons and a community centre. For further and extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores. The town has two primary schools and the comprehensive Preston Lodge High School. Loretto offers private schooling at both primary and secondary levels and is less than 4 miles away. The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre - a Sports Centre with an Olympic size swimming pool, sauna, steam room and hydrotherapy pool as well as a Bodyworks Gym and 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.



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