










Solicitors & Estate Agents



82 Atholl View

Prestonpans | East Lothian | EH32 9FL

A fantastic opportunity has arisen to acquire this lovely three bedroom end-terraced villa, forming part of an established modern development within the popular coastal town of Prestonpans. Close to excellent local amenities and commuting links, the accommodation would make an ideal purchase for the young professional or growing family.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway, bright and airy lounge with a useful understairs storage cupboard, fully-fitted kitchen/diner with a range of integrated white goods, tiling in splash areas, ample dining room, and French doors leading to the garden, landing with a handy storage cupboard, two good sized double bedrooms both with integrated wardrobes, third single bedroom with an over stairs storage cupboard currently used as a home office/study, fully-paneled shower room with a heated towel rail, and a partially-tiled W/C.

Further benefits include gas central heating and double glazing throughout.

Factor fees are payable of approximately £24 per calendar month.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property benefits from private front and rear gardens both laid mostly to lawn whilst the rear garden offers a wooden deck and side access path. For the car owner, there is a single driveway for off-street parking as well as ample on-street free parking for visitors.

Viewing

By appointment through Neilsons 0131 625 2222.



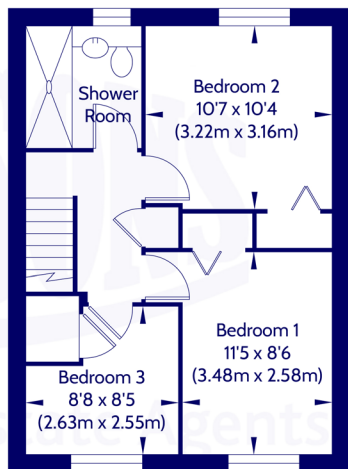
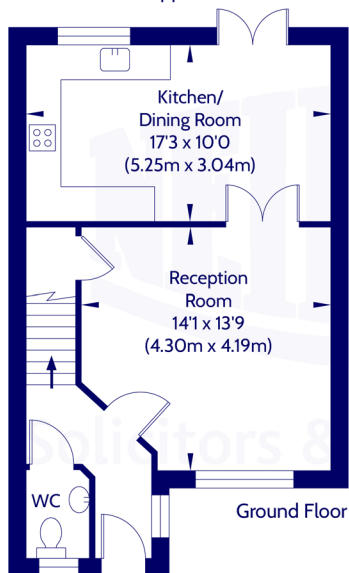


Location

The property forms part of an established modern development forming part of the small coastal town of Prestonpans, located approximately 10.7 miles via the A1 from Edinburgh therefore offering the commuter easy access to the City Centre and surrounding towns and villages. There is also a railway station in Prestonpans, within walking distance from the house, plus excellent bus service links. The train to the city centre takes approx. 15 minutes. Excellent local day to day amenities include Scotmid & Lidl supermarkets. Nearby Musselburgh provides a good choice of sporting and recreational facilities including two sporting facilities, one of which has a swimming pool, two golf courses and the famous race course. Prestonpans offers schooling from nursery to senior level and many beautiful coastal walk/cycle paths.



Approx. Gross Internal Floor Area 80.7 Sq M / 868 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

