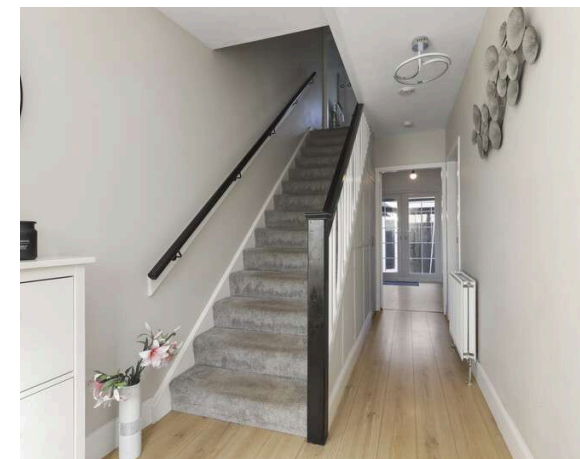




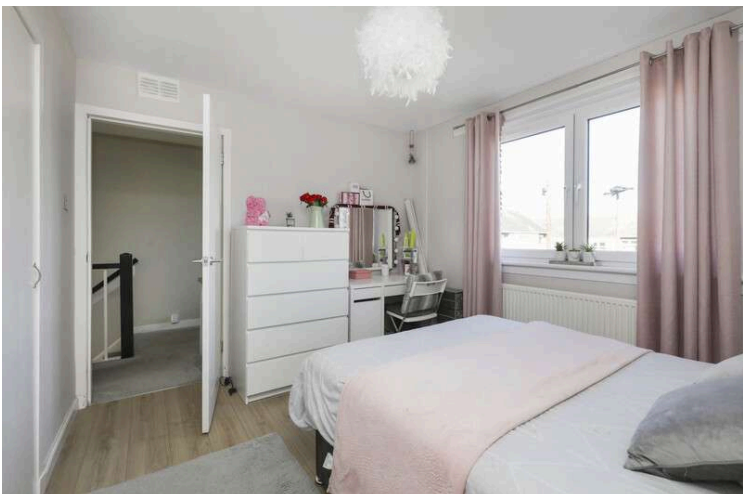
1 Preston Crescent, Prestonpans, EH32 9HT

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Fantastic opportunity to acquire this end terrace spacious family home with the added benefit of a garden room which would make a perfect home office or gym, currently utilised as a games room with bar area. The accommodation is all in turn key condition and briefly comprises : welcoming entrance with ample light from the door with side window and under stair storage; lovely lounge with the fireplace being the focal point with stove and wooden mantle; large kitchen / diner with a good range of wall and base units, space for fridge/freezer, oven, hob, extract fan and dishwasher and space for washing machine, set of nicely with ample worktop space with attracting metro stye tiling. French doors giving access to the rear garden. On the upper level are three bedrooms, bedrooms 1 and 2 have integrated storage. Modern bathroom comprising L-shaped bath with shower over and glazed screen, wash hand basin set within vanity unit, we can window giving natural light. Benefiting from a large and easy to maintain garden to the front with driveway, garden space to the rear with the advantage of a large home office which the client has converted to a games room with bar area. The property has gas central heating and double glazing.

- Well presented end terrace family home
- Useful garden room making an ideal office/games room / gym with power
- Modern kitchen /dining room, French doors
- 3 generous bedrooms, modern bathroom
- GCH, DG gardens to front and rear. Driveway



Location

The small town of Prestonpans is a thriving community with much to offer house-hunters. With excellent local schools and good transport links into Edinburgh and beyond (the town has its own railway station), the town is an excellent choice for families. The town's vibrant community spirit is best encapsulated by the Three Harbours Festival, an annual event involving Prestonpans, Cockenzie and Port Seton where art is shown in a variety of unusual places. The town also has a mural trail to explore. Neighbouring Musselburgh has further amenities just a short journey away and there are large retail parks within easy access.

Extras

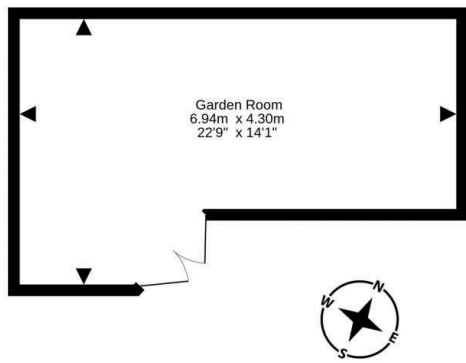
Included in the sale are light fittings, window coverings, bar in garden room, pool table and washing machine. Please note the fire stove may be by separate negotiation.

Price & Viewing

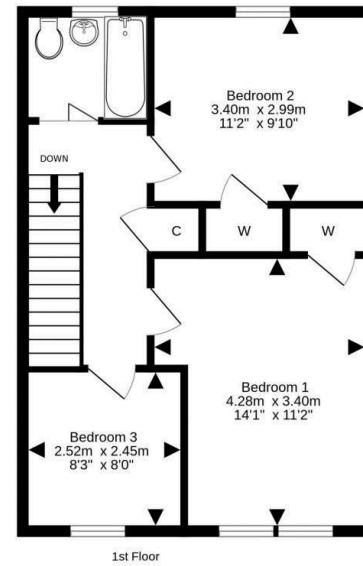
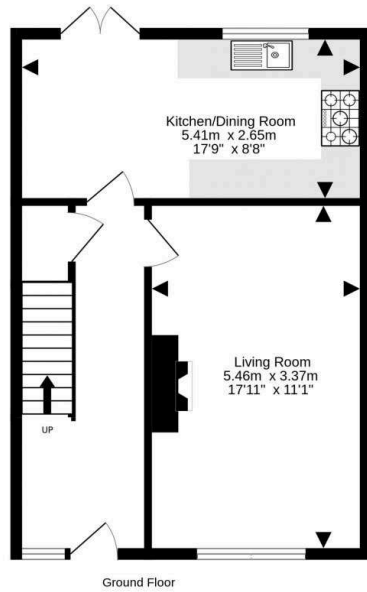
For price and viewing information or further details on this property please contact Sylvia 07590 041 169

EPC Band - C

Council Tax Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

