



10 West Loan, Prestonpans, EH32 9NT

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Offered to potential buyers is this stunning and recently upgraded upper villa. The property is situated in a popular area of Prestonpans and within walking distance to everyday shopping amenities and schools. Situated on the upper level, the accommodation must be viewed to be appreciated but briefly comprises: entrance hall with two storage cupboards; stylish flooring which continues to all areas of the flat other than the kitchen; well proportioned lounge with front facing window and Edinburgh style press recess. The stylish modern kitchen is accessed from the lounge and boasts a good range of base and wall-mounted units that are set against a marble effect splash-back and offer excellent prep and storage space. Integrated appliances include an electric hob, an electric oven, a fridge freezer. Both bedrooms are generous doubles with plenty of floor space for a full range of bedroom furniture. The accommodation is completed by a lovely modern bathroom with window giving natural light. The property benefits from gas central heating, double glazing and private garden to the rear.

- Beautifully presented upper villa with rear garden
- Lovely lounge and modern kitchen
- 2 double bedrooms and updated bathroom
- Double glazing and gas central heating
- Good location within Prestonpans and close to amenities



Location

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is an extremely popular commuter base, 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 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. Prestonpans has its own railway station.

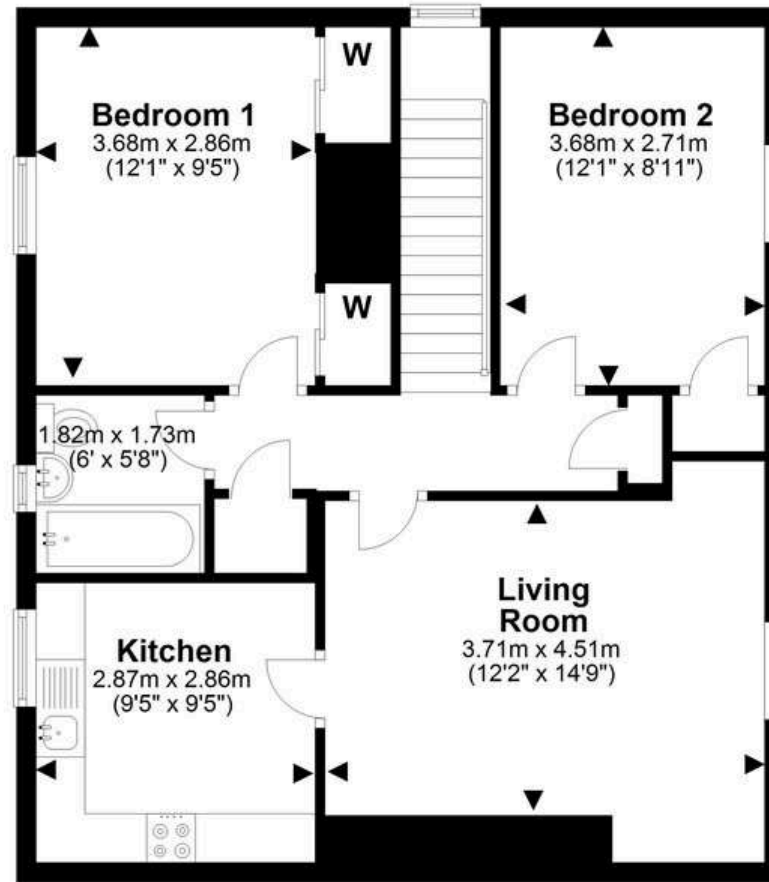
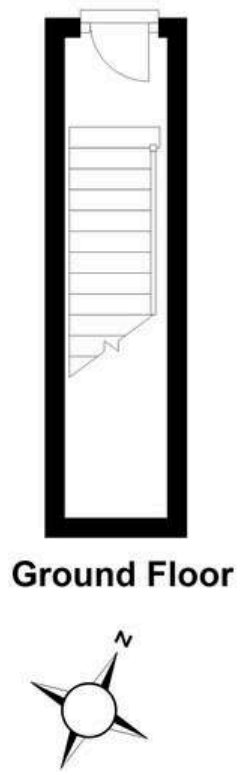
Extras

Included in the sale are window coverings, light fittings (excluding front bedroom light) and washing machine. Other items of furnishings can be by separate negotiation.

Price & Viewing

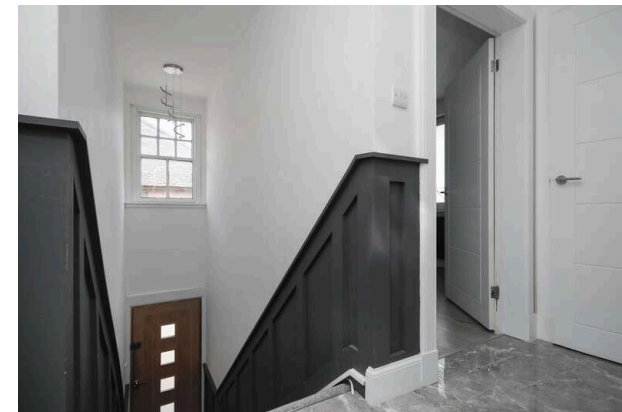
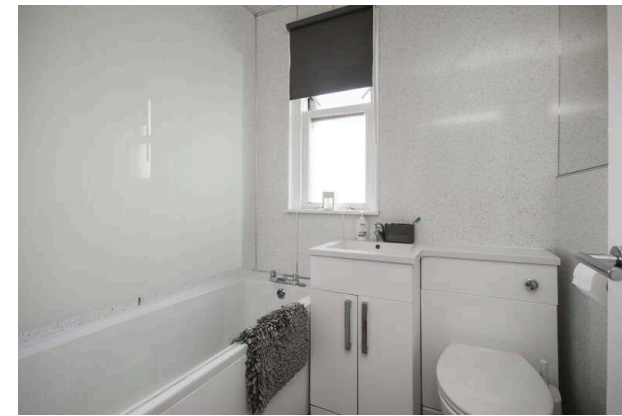
For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.
Plan produced using PlanUp.



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