



22 Wilson Avenue, Prestonpans, EH32 9PD



Welcome

Welcome to Wilson Avenue, this delightful lower villa offers bright and spacious accommodation with two double bedrooms, stylish kitchen and bathroom both installed in 2021 along with a new boiler. This property is an ideal opportunity for the first time buyer, small family or those looking to downsize. The property further benefits from private gardens to the front and to the rear. Ideally located in an established residential area in the popular East Lothian coastal town of Prestonpans, close to many local amenities, schooling and swift transport links. This generously proportioned property is presented to the market in immaculate order throughout, we would recommend an early viewing.

- Reception hallway with excellent storage.
- Front facing living room.
- Modern fitted kitchen equipped with a range of wall and base units along with integrated appliances.
- Two double bedrooms.
- Stylish bathroom comprising WC, wash hand basin and bath with shower over it.
- Gas central heating new boiler installed in 2021.
- Double glazing throughout.
- Private gardens to the front and to the rear.
- On street parking available.





Prestonpans

Prestonpans is a delightful coastal town situated approx. eleven miles from Edinburgh, offering a peaceful yet well connected lifestyle. The town, along with its neighbouring communities of Cockenzie and Port Seton, provides a range of convenient local amenities, including a Co-op supermarket, Lidl, and essential services such as banking, a Post Office, a library, and a community sports centre. Residents can enjoy miles of sandy beaches along the East Lothian coast, as well as access to several golf courses. The town is well-served by transport links, with easy access to the A1 for a quick commute into Edinburgh's city centre, as well as connections to the Borders and the north of England. Public transport is readily available, with Prestonpans railway station providing regular services. Local schooling options are also available in both Prestonpans and Cockenzie, making it a great choice for families.

Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, and integrated appliances. No warranty applies to any appliances included in the sale and these items are deemed to be sold as seen.



Get in touch

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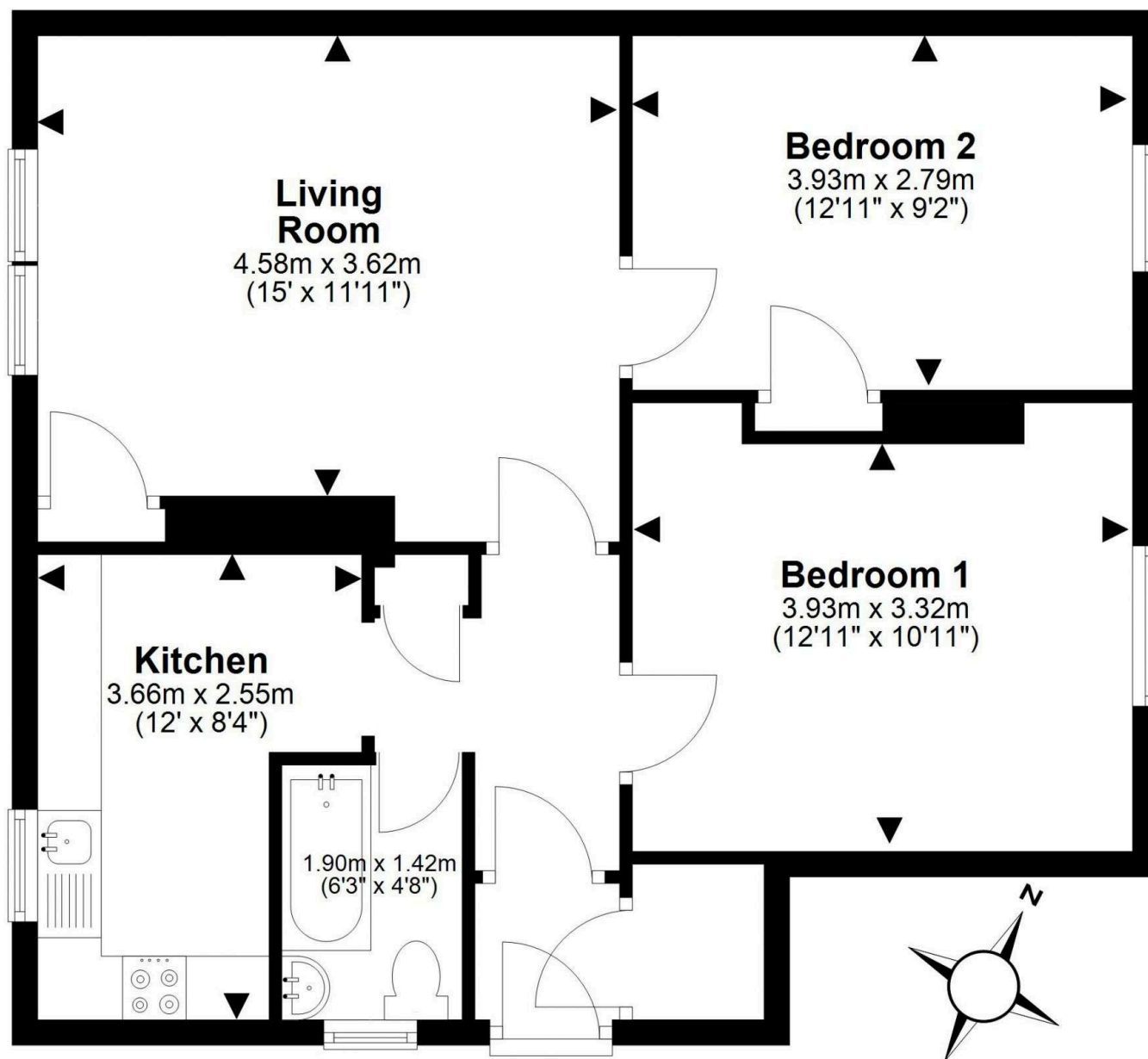
Bruntsfield Office:

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Edinburgh EH10 4EQ



CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.