



16 Robertson Avenue

Prestonpans, East Lothian, EH32 9AL


northwood



Situated in the coastal town of Prestonpans, this four-bedroom semi-detached house has a popular location. It is within easy reach of the town's amenities and schools, as well as bus and rail links for commuting to Edinburgh. It is also just a short stroll from the local beach and promenade. The home offers bright and airy accommodation; plus, it is flanked by private gardens. Whilst the property requires complete refurbishment, it provides buyers with an excellent opportunity to add significant value to the home, allowing you to rework the interiors to your own tastes and standards.

Stepping inside, the accommodation begins with a bright hall that is equipped with built-in storage. The living/dining room is to the right, offering a spacious footprint fronted by a bay window. It can accommodate an assortment of furnishings and has a feature fireplace as a focal point for arranging the room. In addition, this light-filled space benefits from a built-in display cupboard for on-hand storage. Openly accessed from the hall, the fitted kitchen also has a spacious footprint to accommodate a generous range of cabinets and workspace. Ripe for a contemporary makeover, it has lots of potential to be a centrepiece of the home.

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- Spacious semi-detached house
 - In the town of Prestonpans
 - Close to the local beach
 - Bright hall with storage
 - Large living/dining room
 - Spacious fitted kitchen
 - Landing with attic access
 - Four double bedrooms
 - Three-piece bathroom
 - Front and rear gardens
 - Private driveway
 - Gas central heating
 - Double-glazed windows
 - EPC Rating - D







“...offering bright and airy accommodation; and it is flanked by private gardens.”







The ground floor is completed by a versatile double bedroom. The three remaining double bedrooms are on the first floor, all of which are bright and airy. A naturally-lit landing (with attic access) and a three-piece bathroom (with shower over bath) finish the accommodation. The property has gas central heating and double glazing.

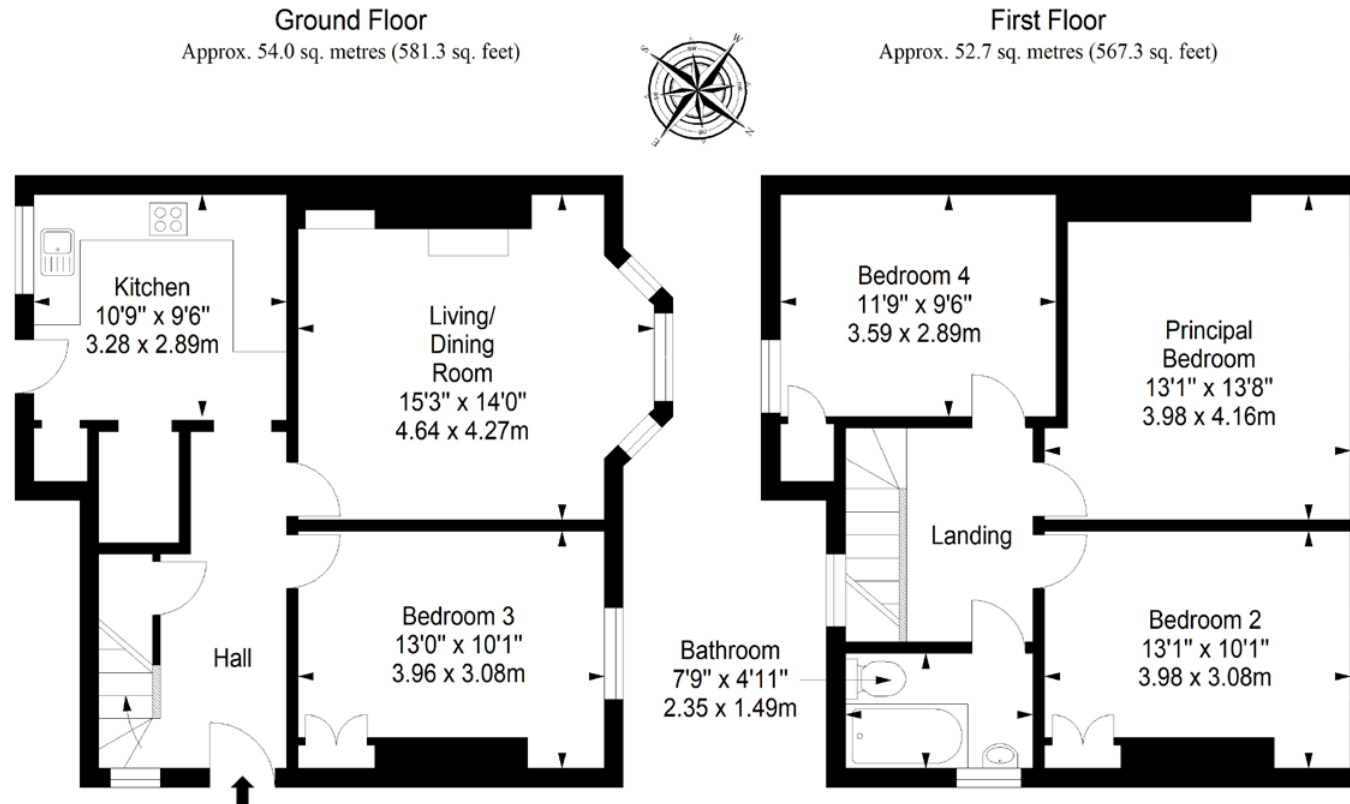
Outside, there are private gardens to the front and rear, as well as a private driveway for off-street parking.

Extras: to be sold as seen. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



Situated on the rugged East Lothian coast is Prestonpans – a thriving town that has seen considerable development in recent years. There are lovely shore walks, public parks, and open countryside to enjoy – ideal places to escape the hustle and bustle. With Prestonpans train station, 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 via the A1. Prestonpans offers a good selection of amenities and shops, while nearby Fort Kinnaird Retail Park provides more extensive shopping outlets. The town is served by two primary schools and one secondary school, while Loretto School in Musselburgh offers private education at both primary and secondary level. The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre – a sports centre with an Olympic-sized swimming pool, a sauna, a steam room, and a hydrotherapy pool, as well as a gym and a 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 too.

Floorplan



Total area: approx. 106.7 sq. metres (1148.6 sq. feet)