



28 Laburnum Arch Court

PRESTONPANS, EH32 9GZ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Set in the Prestonpans Conservation Area within a quiet cul-de-sac, this charming four-bedroom home presents an excellent opportunity for comfortable family living in an appealing setting.

A wonderful first impression is made by the terracotta facade and gated south-west-facing garden mainly laid with decorative stones. Straight ahead, a bright and spacious sitting and dining room extends to the rear garden through French doors. Handsome wooden flooring, a soft neutral palette, and a chic wall-mounted living flame fireplace make this space both stylish and inviting. From here a seamless flow takes you into a sleek contemporary kitchen overlooking the front garden and featuring gloss-

black cabinetry, smooth white worktops, and a full suite of high-spec integrated appliances, including a gas hob, oven, extractor hood, and American-style fridge/freezer.

Practicality is thoughtfully addressed on the ground floor with a guest WC, a sizeable utility room with bespoke built-in storage, and a large store room. The first floor hosts four bright, well-proportioned double bedrooms, providing versatile space for family life. The principal bedroom benefits from built-in wardrobes and a modern en-suite shower room with a hidden-cistern WC and washbasin built into vanity.



Completing the home is a stylish monochrome family bathroom with a hidden-cistern WC, washbasin built into vanity, and bath. Externally along with the appealing front garden, the enclosed paved rear garden is the perfect place to escape and unwind. There is a driveway for ample off-street parking.

Additional Information: Factored by Ross & Liddell, 6 Clifton Terrace, Edinburgh EH12 5DR. Service charge approximately £60 per quarter.

FIXTURES & FITTINGS

All fitted floor coverings, curtains & blinds, integrated appliances, including gas hob, oven, extractor hood, and American-style fridge/freezer will be included in the sale.





PROPERTY FEATURES

- ❑ Terraced four-bedroom home
- ❑ Living dining room opening to the rear garden
- ❑ Sleek modern kitchen
- ❑ Utility and large store room
- ❑ Four double bedrooms
- ❑ Family bathroom and guest WC
- ❑ Front and rear gardens
- ❑ Driveway
- ❑ Double glazing
- ❑ Gas Central Heating
- ❑ EPC - C
- ❑ Council tax band - D
- ❑ Tenure - Freehold
- ❑ Annual Service Charge - Approx. £60 per quarter

PRESTONPANS

Situated on the picturesque Firth of Forth, 8 miles east of Edinburgh, Prestonpans stands out as a popular coastal town with a welcoming and friendly community. It boasts an array of amenities perfect for daily shopping needs including a Co-op, chemist, post office, and Lidl supermarket. Residents can find more extensive shopping in nearby Musselburgh and Portobello as well as at Fort Kinnaird Retail Park which houses well-known eateries such as Pizza Express; high street shops like TK Maxx, Boots, and Primark; and an Odeon multiplex cinema.

For leisure pursuits, the Mercat Gait Sports Centre has a 25m swimming pool and gym. There is easy access to East Lothian's picturesque beaches including Seton Sands and those at Gullane and North Berwick, as well as renowned golf courses at the latter two locations and beyond. The region also offers fantastic opportunities for walks, cycles, and horse riding.

There is a local primary school and the property is within the catchment area for Preston Lodge High School. Additionally, private schooling is available at Loretto in Musselburgh with further choices available in Edinburgh. Commuters will benefit from the convenience of the train station at Prestonpans complete with parking, offering swift links into Edinburgh. For those driving in, Edinburgh's City Centre is approximately a 40-minute journey via the A1.

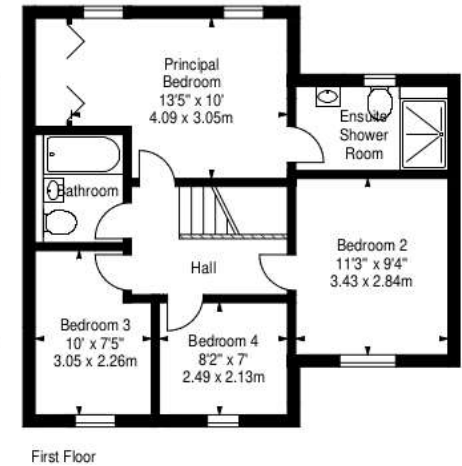
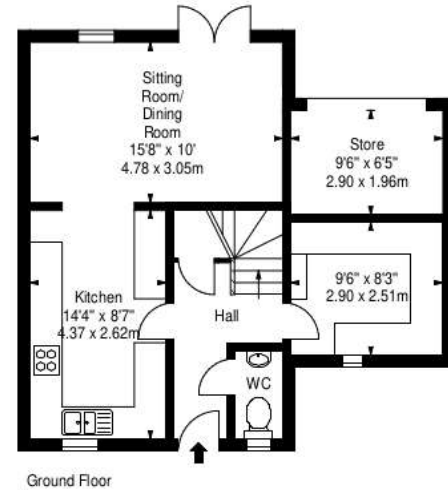




**Laburnum Arch Court,
Prestonpans,
East Lothian, EH32 9GZ**



Approx. Gross Internal Area
1029 Sq Ft - 95.59 Sq M
Store
Approx. Gross Internal Area
62 Sq Ft - 5.76 Sq M
For identification only. Not to scale.
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Let's Talk

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PARIS STEELE Property

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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