

Tranent
Call 01875 611211

Offers Over £235,000

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26 Inchview, PRESTONPANS, EH32 9BQ



Terraced bungalow offering turnkey-ready accommodation, this well-presented home extends to approximately 77 m² and was built circa 1960. The property comprises two well-proportioned bedrooms along with a further bedroom or home office, a bright living area, and a newly installed modern kitchen, all finished to a high standard following recent upgrades. Externally, there is a private rear garden and a shared front courtyard. Located in the popular coastal town of Prestonpans, the property benefits from excellent local amenities, coastal walks, and strong transport links providing easy access to Edinburgh and the wider East Lothian area, making it an ideal choice for a range of buyers.

Accommodation

GROUND FLOOR

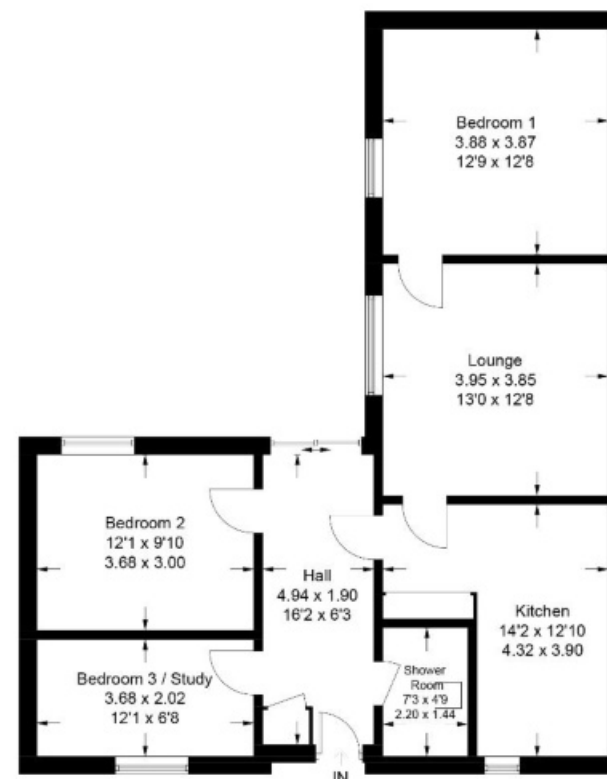
- * Hallway with patio doors to the rear
- * Living room
- * Newly installed modern kitchen
- * Two spacious double bedrooms
- * Further bedroom / office
- * Shower room

ADDITIONAL INFORMATION

- * Gas central heating (Boiler and radiators installed 2022)
- * Double glazing
- * New flooring throughout
- * Solar panels on the roof supplement the electricity supply with Tesla storage battery
- * Private fully enclosed rear garden deigned for easy maintenance
- * Timber shed
- * Shared courtyard to the front

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Approximate Gross Internal Area = 78 sq m / 839 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1262640)

Situation

Prestonpans is an established coastal town within East Lothian, situated on the southern shore of the Firth of Forth. The town benefits from a range of local amenities including shops, primary and secondary schooling, and leisure and recreational facilities. The property is well positioned for commuting, with Prestonpans railway station providing regular services to Edinburgh and surrounding areas. There are also frequent bus services, together with convenient access to the A1 trunk road and Edinburgh City Bypass, facilitating travel throughout East Lothian and to the wider central belt. Further shopping facilities are available in the nearby town of Tranent, which offers ASDA and ALDI supermarkets, as well as at Fort Kinnaird Retail Park, which provides an extensive range of retail outlets, restaurants, and a cinema. The surrounding area offers access to coastal walks, beaches, wildlife reserves, and a number of well-regarded golf courses, including those at Gullane and North Berwick.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No

warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band B

Council Tax

Band B

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Tranent
Call 01875 611211

54 High Street,
Tranent, EH33 1HH
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.