

103 Harlawhill Gardens

PRESTONPANS, EAST LoTHIAN, EH32 9JH



Superb three-bedroom detached house situated in an established development



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McEwan Fraser is delighted to present this superb three-bedroom detached house to the market. Situated in an established development, this walk-in property is offered to the market in excellent internal condition and benefits from gas central heating, double glazing, a driveway and garage, and a generous rear garden.

THE LIVING ROOM



Accommodation is focused on a bright and spacious living room which is neutrally decorated and finished to an exacting standard. There is plenty of space for a large suite and supporting furniture giving an owner plenty of flexibility to create their ideal entertaining space. The living room opens directly into a spacious dining room with French doors that open to the rear garden.

THE DINING ROOM



THE KITCHEN



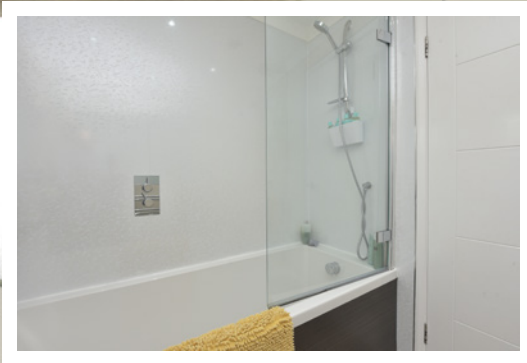
beautiful modern kitchen is accessed via the dining room. The kitchen enjoys a generous range of gloss base and wall-mounted units that include a full range of integrated appliances, including a wine fridge.





Climbing the stairs, the first-floor landing gives access to two double bedrooms, a third single bedroom, a bathroom, and a loft space for additional storage. Bedroom one is particularly impressive with a large integrated wardrobe alongside plenty of floor space for a large frame bed and additional freestanding furniture. Bedroom two is also a well-proportioned double with an integrated wardrobe. Bedroom three is a generous single with a storage cupboard built in over the stairs. This bedroom would make an ideal nursery or a fantastic study. The accommodation is completed by the bathroom which is finished to an exacting standard and includes a three-piece white suite with a mains shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



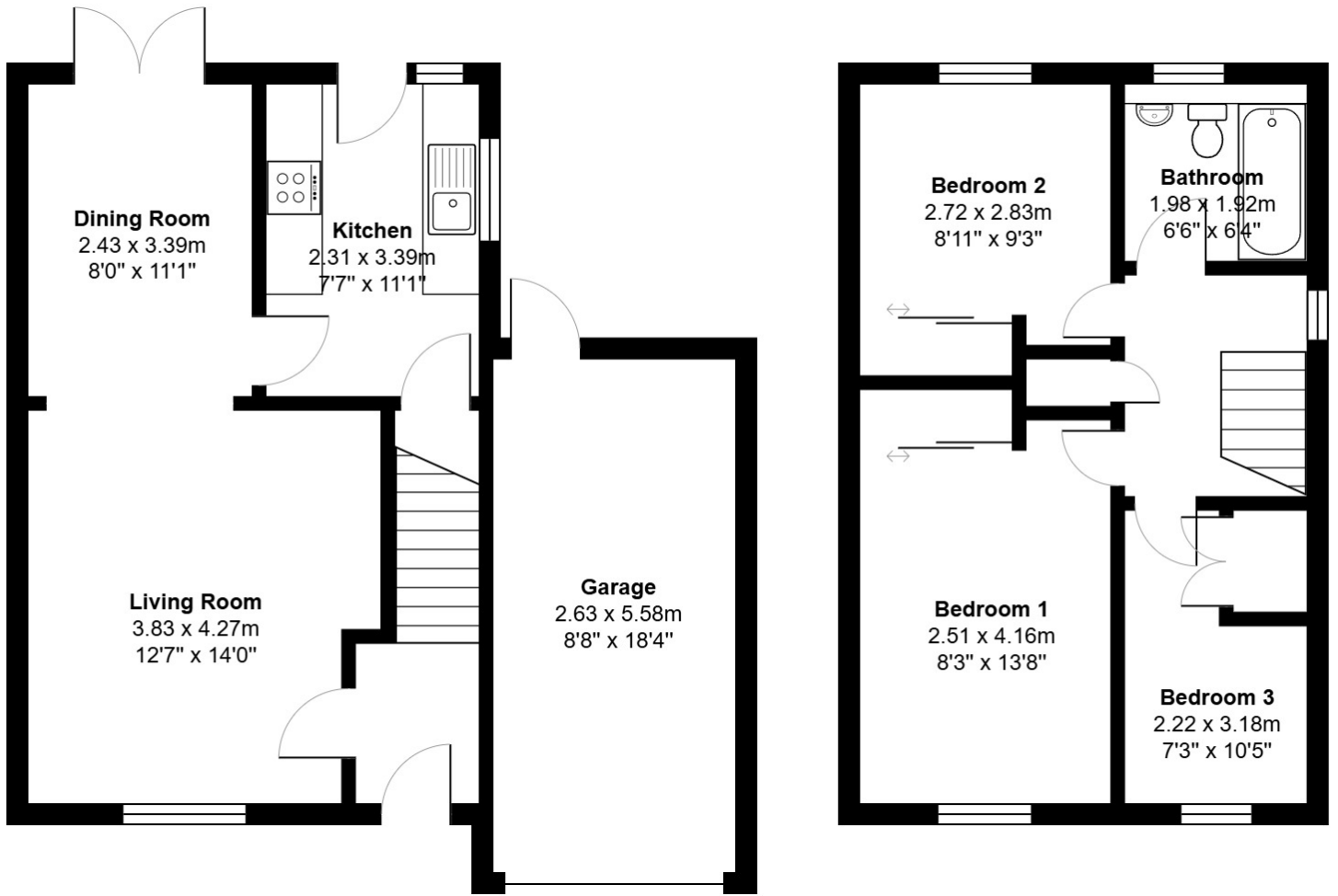
Externally, the property has a driveway leading to a single garage, a front garden largely laid to lawn, and a large rear garden with a mature lawn, established flower beds, and a large deck which offers ample entertaining space.

This is a charming house that has been finished to an exacting standard and internal viewing will be essential to fully appreciate the quality on offer within.

EXTERNALS

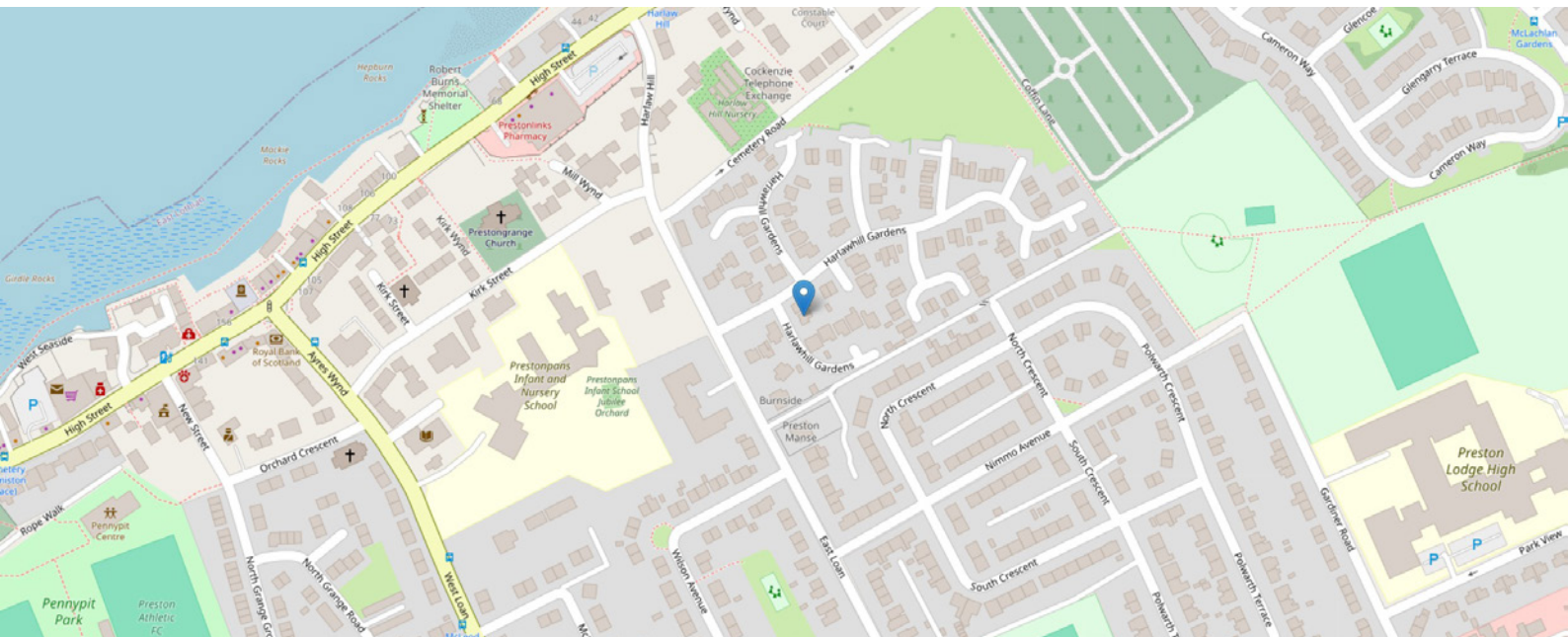


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 75m²
EPC Rating: C



THE 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.



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