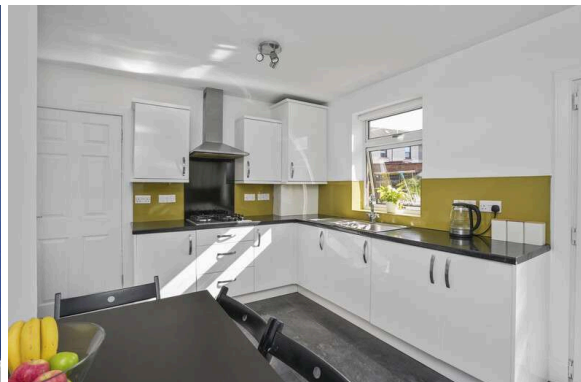




22 Middleshot Square
PRESTONPANS | EH32 9RH


warners
solicitors & estate agents



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Warners are thrilled to present this beautifully maintained three-bedroom semi-detached home in the sought-after town of Prestonpans, East Lothian. Ideally located with excellent transport links and easy access to the A1, this property is perfect for those seeking a spacious family home with impressive outdoor space.

The ground floor features a welcoming entrance hallway with a large storage cupboard under the stairs, a bright and spacious lounge filled with natural light from a large double window, complete with a feature fireplace. The modern dining kitchen is fully equipped with integrated appliances, and a stylish bathroom with a mains shower over the bath completes the downstairs layout.

Upstairs, you'll find three generously sized double bedrooms, all with built-in storage. Additional highlights of this property include secure private parking and a southeast-facing rear garden, fully enclosed and landscaped with a lawn and patio, ideal for summer dining.

With easy access to local amenities, schools, transport links, scenic countryside, and the nearby beach, this home offers an ideal blend of convenience and comfort.

- Three-bedroom semi-detached home in Prestonpans.
- Easy access to A1 and transport links.
- Bright lounge with fireplace; modern kitchen with integrated appliances.
- Three double bedrooms with built-in storage.
- Southeast-facing garden with lawn and patio.
- Close to amenities, schools, countryside, and beach.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated appliances and blinds will be included in the sale. EPC Rating C.

The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Prestonpans has its own railway station taking you into the City in just 14 minutes.



