



11 Preston Court
PRESTONPANS | EAST LOTHIAN | EH32 9NP


warners
solicitors & estate agents



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Set in a quiet cul-de-sac in the heart of Prestonpans, moments from excellent amenities, quick transport links and vast open green spaces is this spacious semi-detached house. Boasting private gardens, a driveway and garage this property has the potential to make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with storage, a bright lounge with feature fireplace that leads through to the garden facing dining room and fitted kitchen with garden access. Following upstairs the upper level enjoys two well-proportioned double bedrooms and the home is completed by a large bathroom with shower and separate bath. Externally the fully enclosed and secluded rear garden is an ideal low maintenance haven with colourful plants and flowers.

- Semi-detached house in quiet cul-de-sac
- Close to excellent amenities and transport links
- Private front and rear gardens
- Now in need of modernisation
- Driveway and garage
- Welcoming hallway with storage
- Bright lounge
- Garden facing dining room
- Fitted kitchen with garden access
- Two ample sized double bedrooms
- Spacious bathroom with shower and separate bath
- Council Tax D and Energy Rating C

All fittings and fixtures will be included in the sale, excluding the curtains which will not be included.

Q1PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.



