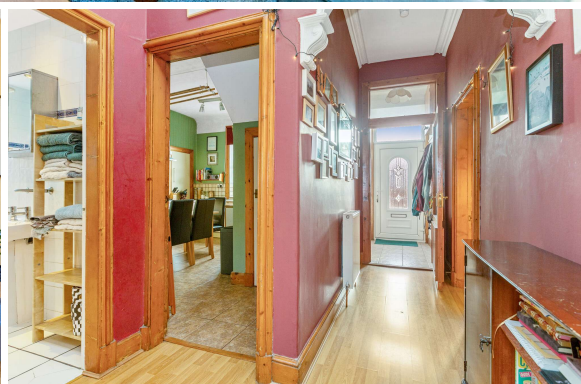




FORTH
VIEW

3 Forth View Preston Road
PRESTONPANS | EH32 9LE

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PRESTONPANS | EH32 9LE

This impressive Victorian four bedroom double upper villa enjoys a prime position in the popular coastal town of Prestonpans, offering a wonderful blend of unique period charm, generous proportions and modern comfort. Ideally placed for commuters, the home benefits from swift access to the A1 and Edinburgh City Bypass, making it an attractive option for families, professionals, and those seeking more space while remaining well connected to the capital.

The property is entered via a welcoming vestibule leading into a broad reception hall, setting the tone for the spacious accommodation that follows. To the front, a beautifully appointed bay-windowed lounge showcases classic Victorian character, complemented by a striking cornicing and ample room for relaxation and entertaining. The generous dining kitchen sits to the rear, fitted with a range of cabinetry, appliances, cupboard and handy pulley, offering the perfect setting for family meals and social gatherings. Two well-proportioned double bedrooms and a bright family bathroom complete this level.

A thoughtfully designed attic conversion forms the upper floor, where the principal bedroom enjoys built-in storage and a private en-suite, creating an ideal retreat. A further double bedroom boasts outstanding elevated views across the Firth of Forth towards Fife, providing a truly enviable outlook.

Externally, the home benefits from a substantial private rear garden, fully enclosed and offering excellent outdoor space for relaxation, gardening or entertaining, along with a useful outhouse for additional storage. Further conveniences include gas central heating and double glazing

- Unique Victorian double upper villa in a desirable coastal setting
- Generous, characterful accommodation over two levels
- Welcoming hallway
- Stunning bay-windowed lounge
- Large dining kitchen with cupboard
- Four well-proportioned bedrooms, including an impressive principal suite with en-suite
- Family bathroom with three piece suite
- Gas central heating and double glazing
- Extensive private rear garden with outhouse & 3 mature apple trees

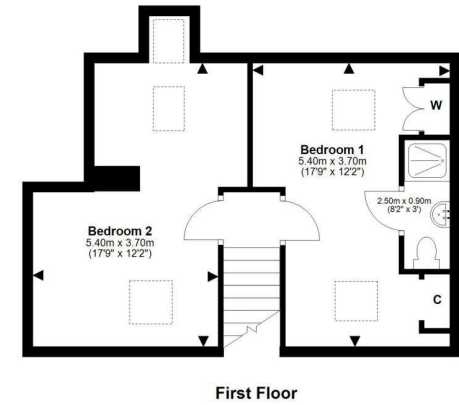
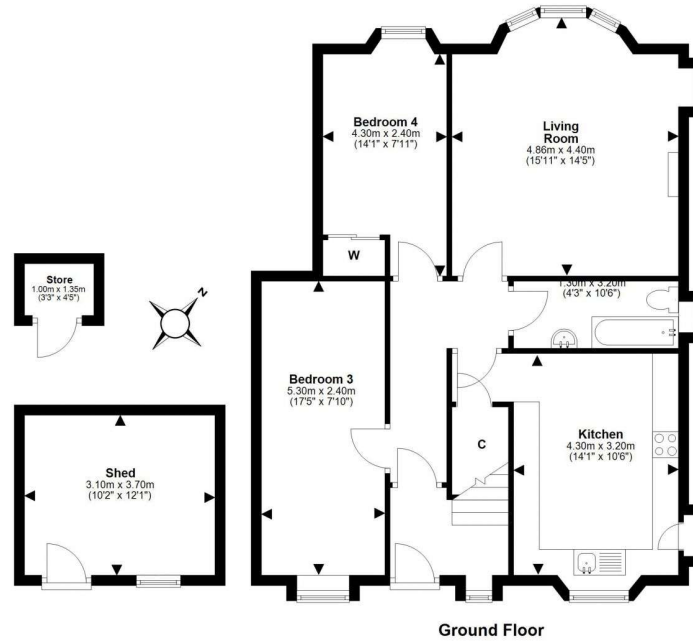
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All integrated kitchen appliances will be included in the sale of the property, including washing machine & dishwasher, along with large wardrobe in bedroom 3, climbing frame and all curtains & blinds. EPC: D CT: C

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 and key bus routes into Edinburgh and east Lothian, 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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