



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**71 Northfield Gardens**

Prestonpans EH32 9LF

# 71 Northfield Gardens

Situated in a quiet cul de sac development, this three bedroom end of terrace villa offers well-proportioned accommodation and a south facing garden. Prestonpans is ideally positioned for fast and easy access into the city via the A1 or Prestonpans train station, or alternatively the lovely beaches and renowned golf courses found on the picturesque East Lothian coastline.

You access the property from the parking area within the cul-de-sac along a pedestrian pathway. The front door sits in a covered porch area, beside two very useful exterior stores. On entering the welcoming entrance hall, the south-facing lounge is directly ahead. Natural light pours into the space from large floor to ceiling picture window with outlook onto the rear garden. A cosy wood burning stove adds a bit of charm on those chilly winter evenings. Next door is a spacious kitchen and dining room with patio doors that lead out to the south-facing garden. Upstairs are three comfortable bedrooms and a stylish shower room with large walk-in shower, with full-height glass screen.

## Property Summary

- End of terrace villa
- Stylish lounge with wood-burning stove
- Kitchen & dining room
- Three well proportioned bedrooms
- Stylish three-piece shower room
- Gas central heating & double glazing
- South-facing enclosed rear garden with shed
- Two practical external stores beside front door
- EPC Rating - C | Council Tax Band - C

*Extras: fitted floors, blinds, curtains, light fittings and all kitchen appliances, to be included in the sale.*

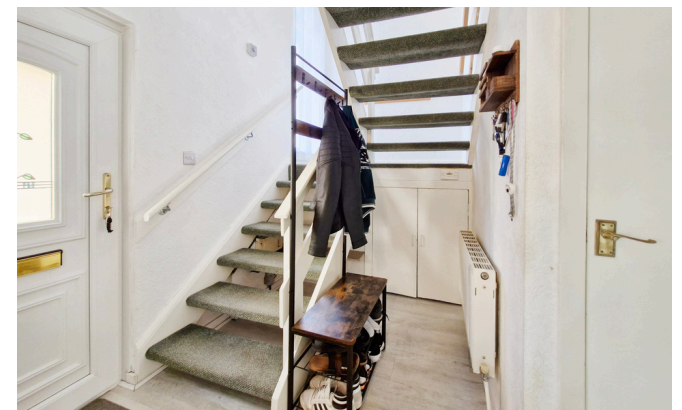


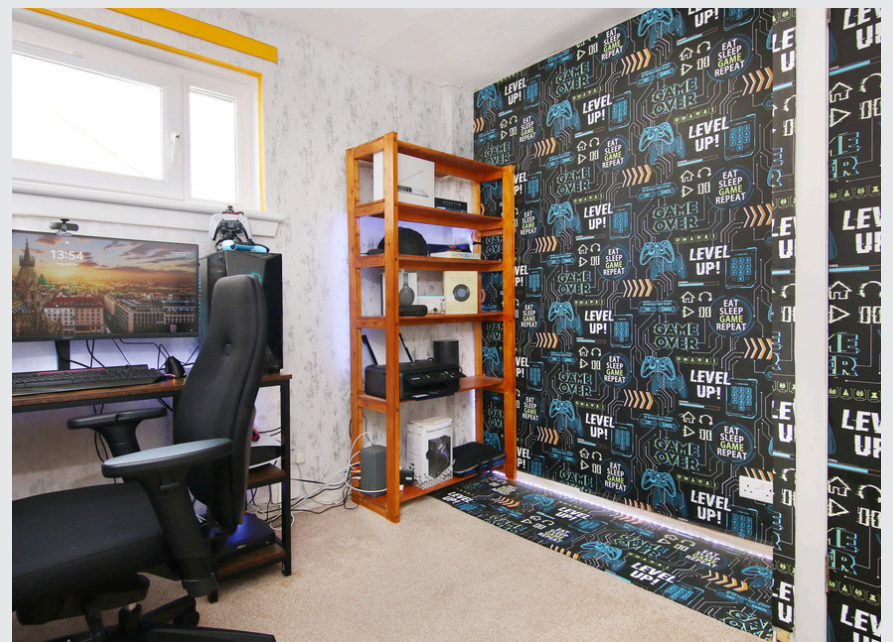
Home Report Value - £205,000





Bright three  
bedroom villa  
with spacious  
accommodation  
& storage







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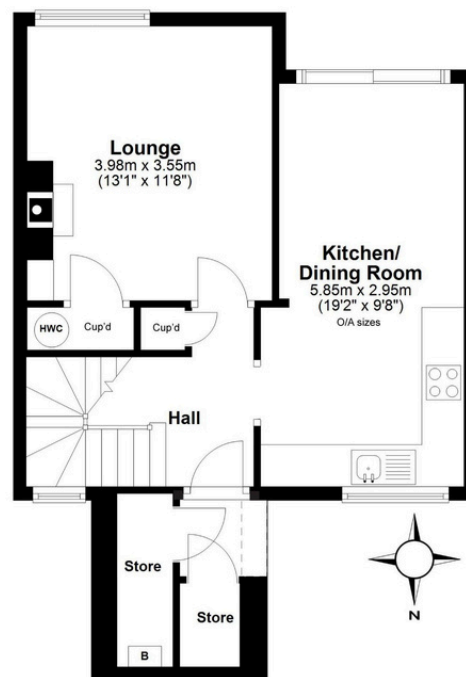


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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx. 90.0 sq.metres (968.7 sq. feet)



**Ground Floor**

Approx. 40.0 sq. metres (430.8 sq. feet)



**First Floor**

Approx. 50.0 sq. metres (538.0 sq. feet)

## Location

The historic Prestonpans is one of the many coastal towns of East Lothian. Excellent local amenities can be found on the high street, with additional facilities found in nearby Musselburgh and Tranent with Fort Kinnaird Retail Park a 20 minute drive away. Surrounded by beautiful countryside and beaches, there are numerous leisure activities available. Leisure centres with swimming pools can be found in Musselburgh and Tranent. East Lothian is renowned for it's golf courses with the excellent Royal Musselburgh on your door step, and the famous Muirfield a short drive down the coast. In early summer, Prestonpans along with neighbouring Cockenzie and Port Seton, stage The Three Harbours Festival. The town has an infant school, two primary schools and the comprehensive Preston Lodge High School, with the independent Loretto's in Musselburgh. Prestonpans is now a popular commuter town, with excellent transport links, including regular bus services and it's own train station, offering a mere 14 minute journey into the city centre. The A1 is nearby for fast links into Edinburgh or the City bypass.