

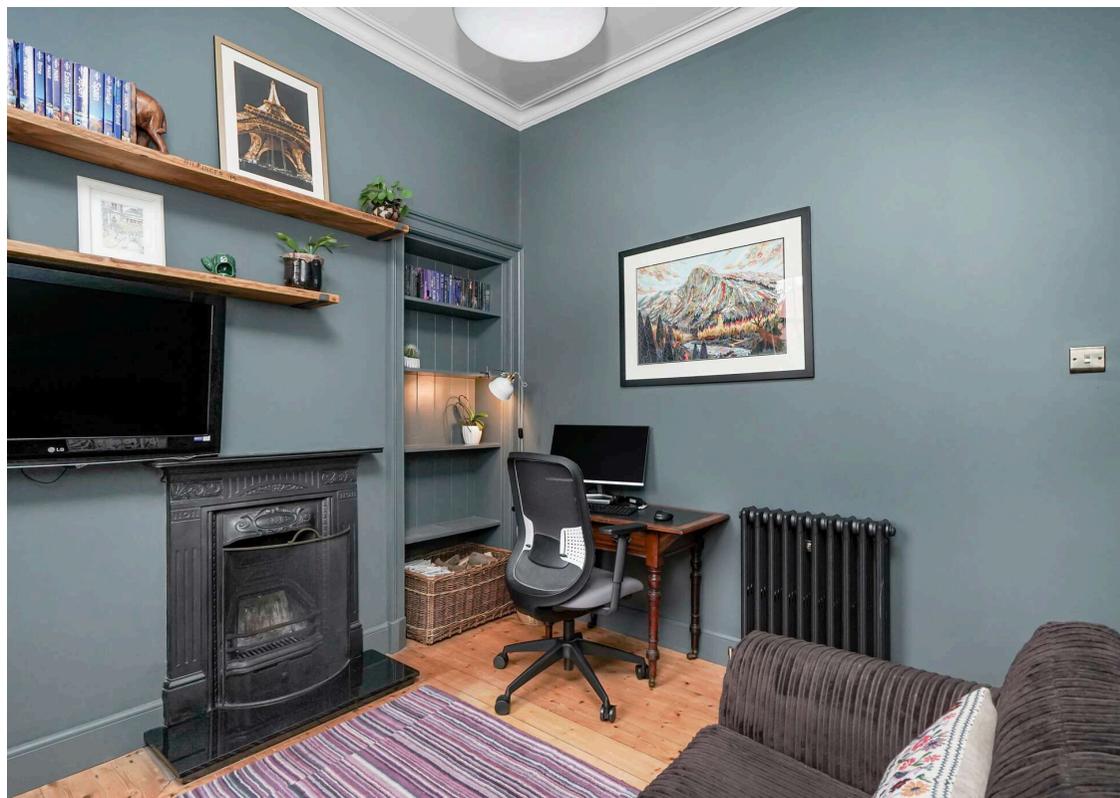


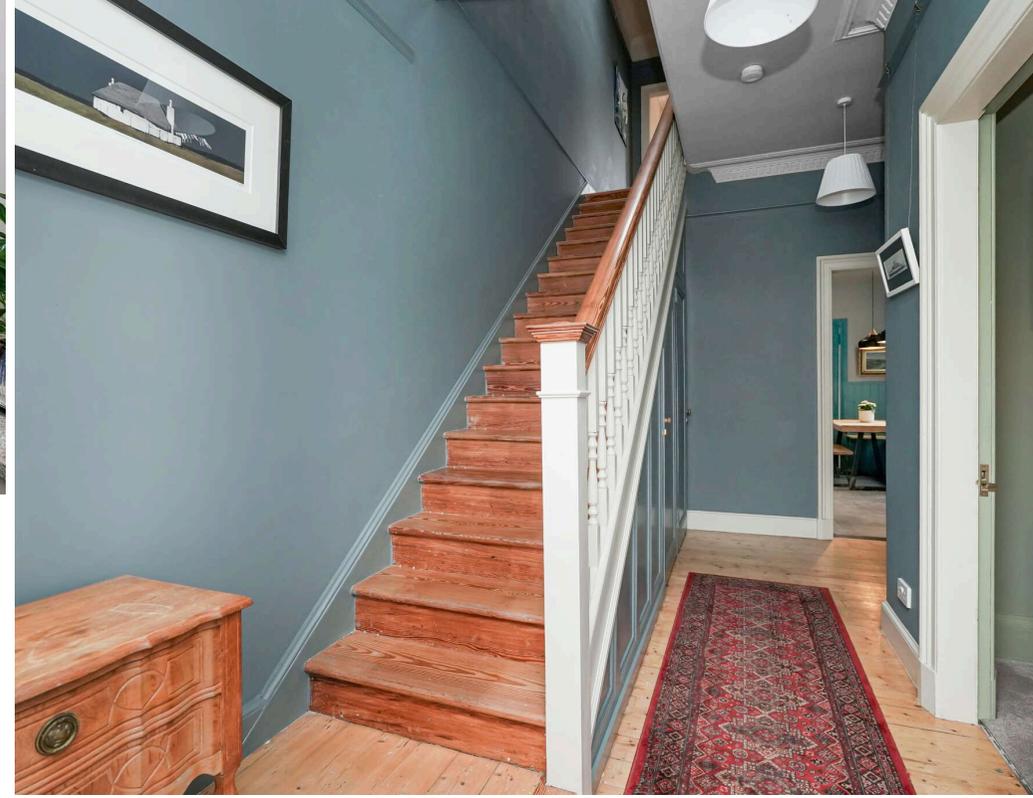


Welcome

Welcome to Station Road, this rarely available, charming and generously proportioned four bedroom traditional semi detached property set over two floors within an established residential area located in the popular coastal town of Prestonpans. This characterful home blends period features with comfortable family living, offering spacious accommodation, mature gardens, and excellent access to local amenities, schooling, and transport links. Presented to the market in good order throughout, we would recommend an early viewing.



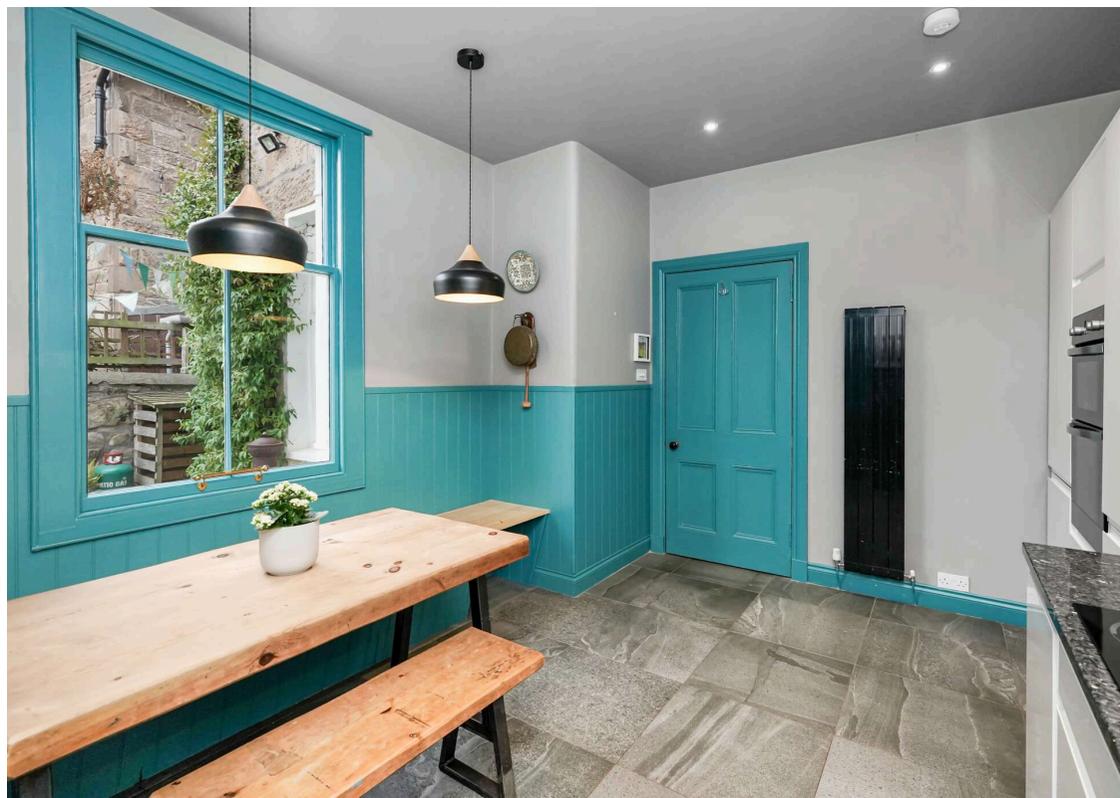
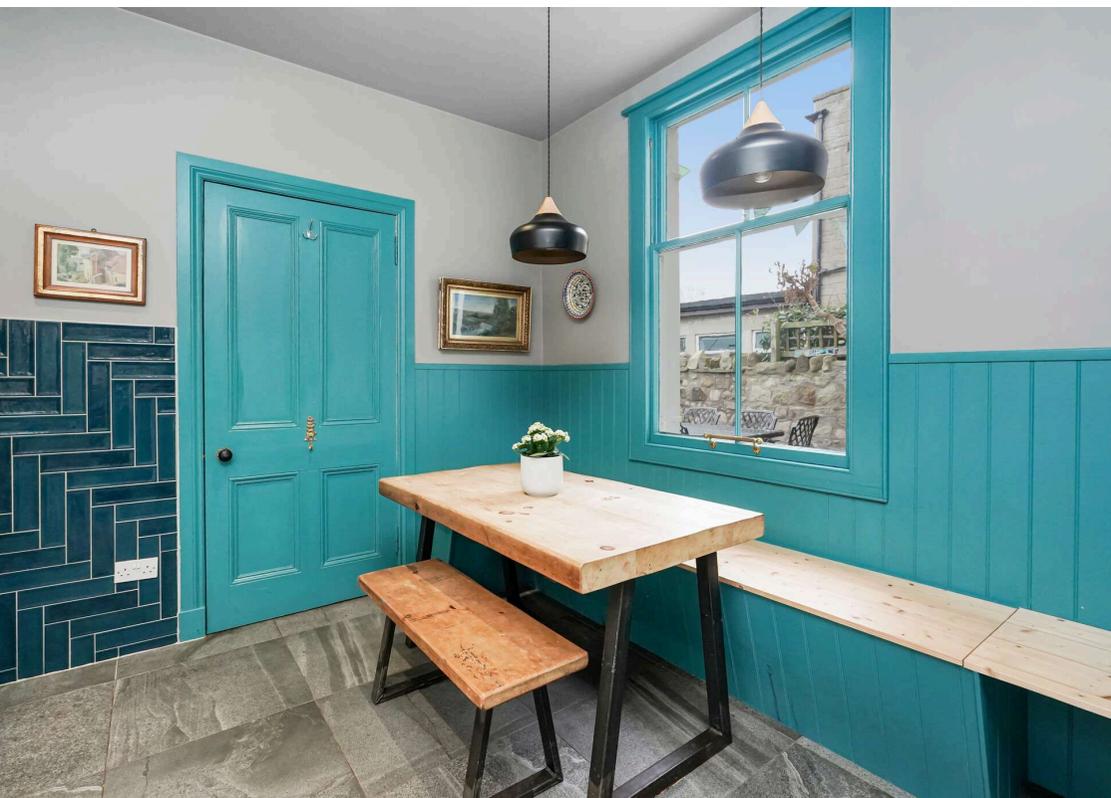




Features

- Entrance vestibule
- Reception hallway
- Front facing living room features a wood burning stove
- Rear facing snug with an open coal fire
- Dining kitchen
- Utility room & WC
- Four bedrooms
- Family bathroom
- Loft storage
- Gas central heating
- Sash and case windows
- Private gardens to the front and rear
- On street parking available







Prestonpans

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 within walking distance, directly across the road, which will take you into the City centre in under fifteen minutes.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and the integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.





Get in touch

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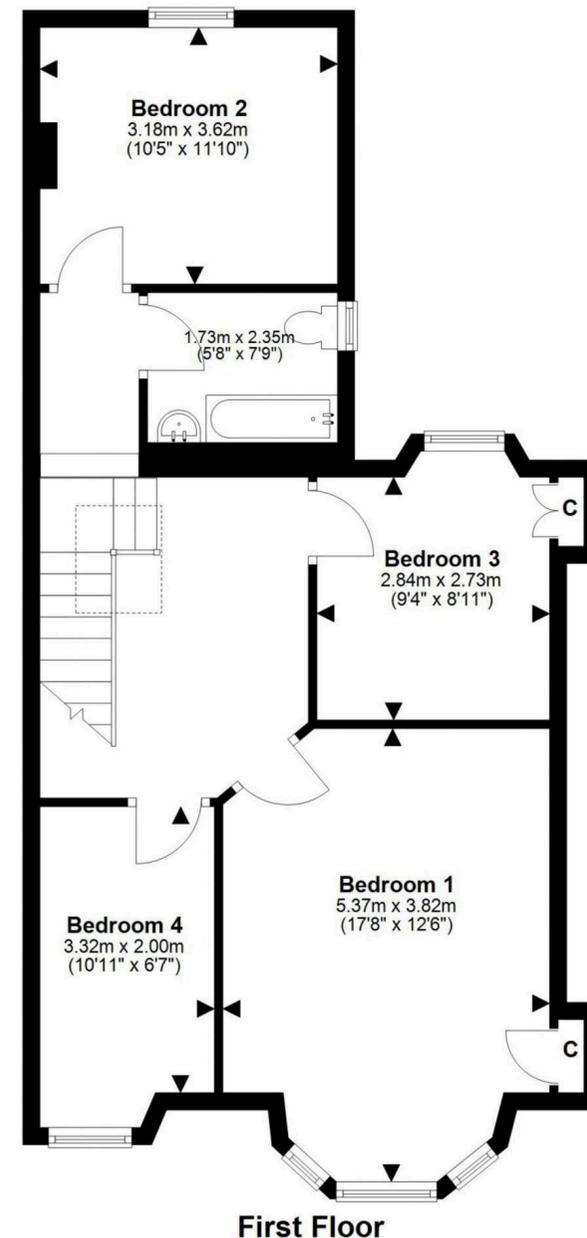
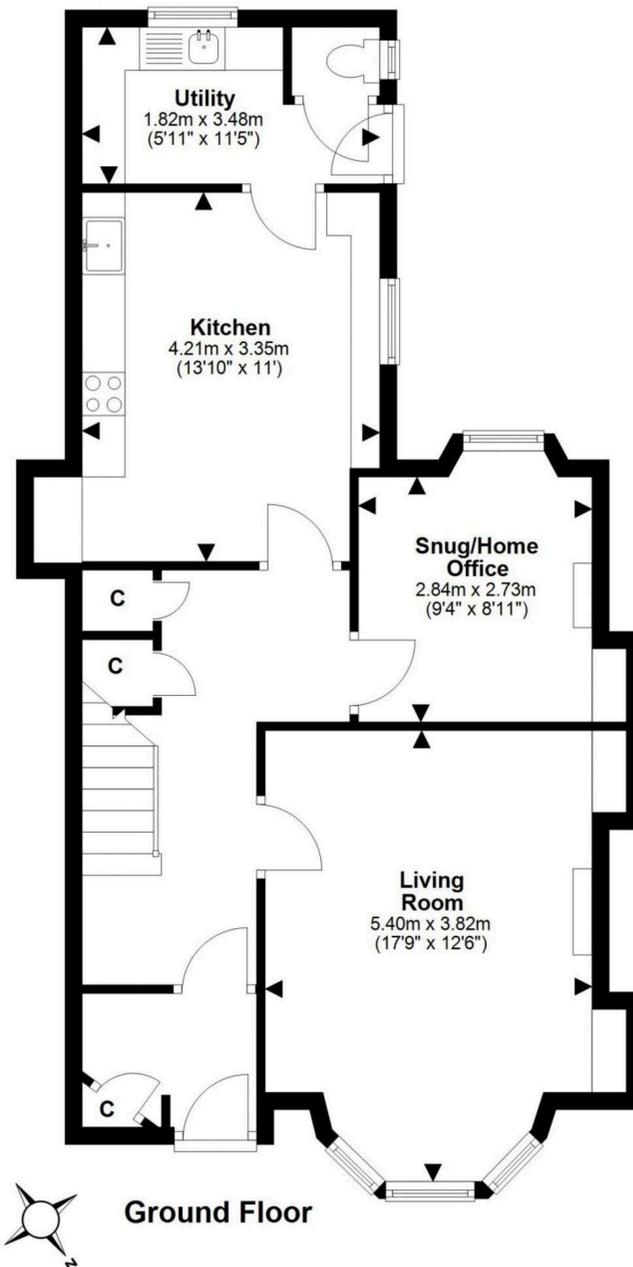
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

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Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.