



# 28 CALEDONIAN CRESCENT

Prestonpans, East Lothian, EH32 9GF

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|   |   |             |
|---|---|-------------|
|  | 1 | Public Room |
|  | 3 | Bedrooms    |
|  | 2 | Bathrooms   |



# 28 CALEDONIAN CRESCENT

This attractive three-bedroom end-terraced house is quietly situated within a modern residential community in the popular coastal town of Prestonpans. Shops, schools, the seafront, and the train station (with services connecting to Edinburgh Waverley in under 20 minutes) are all accessible on foot, and proximity to the A1 allows swift commuting by road. The home's tasteful neutral interiors are ideal for family living, boasting a bathroom, an en-suite shower room, a downstairs WC, useful built-in storage, and a living room connected to a dining kitchen that opens onto a secure, low-maintenance south-facing garden with a tranquil leafy outlook. Additionally, a driveway and attached garage provide convenient private parking for multiple vehicles.





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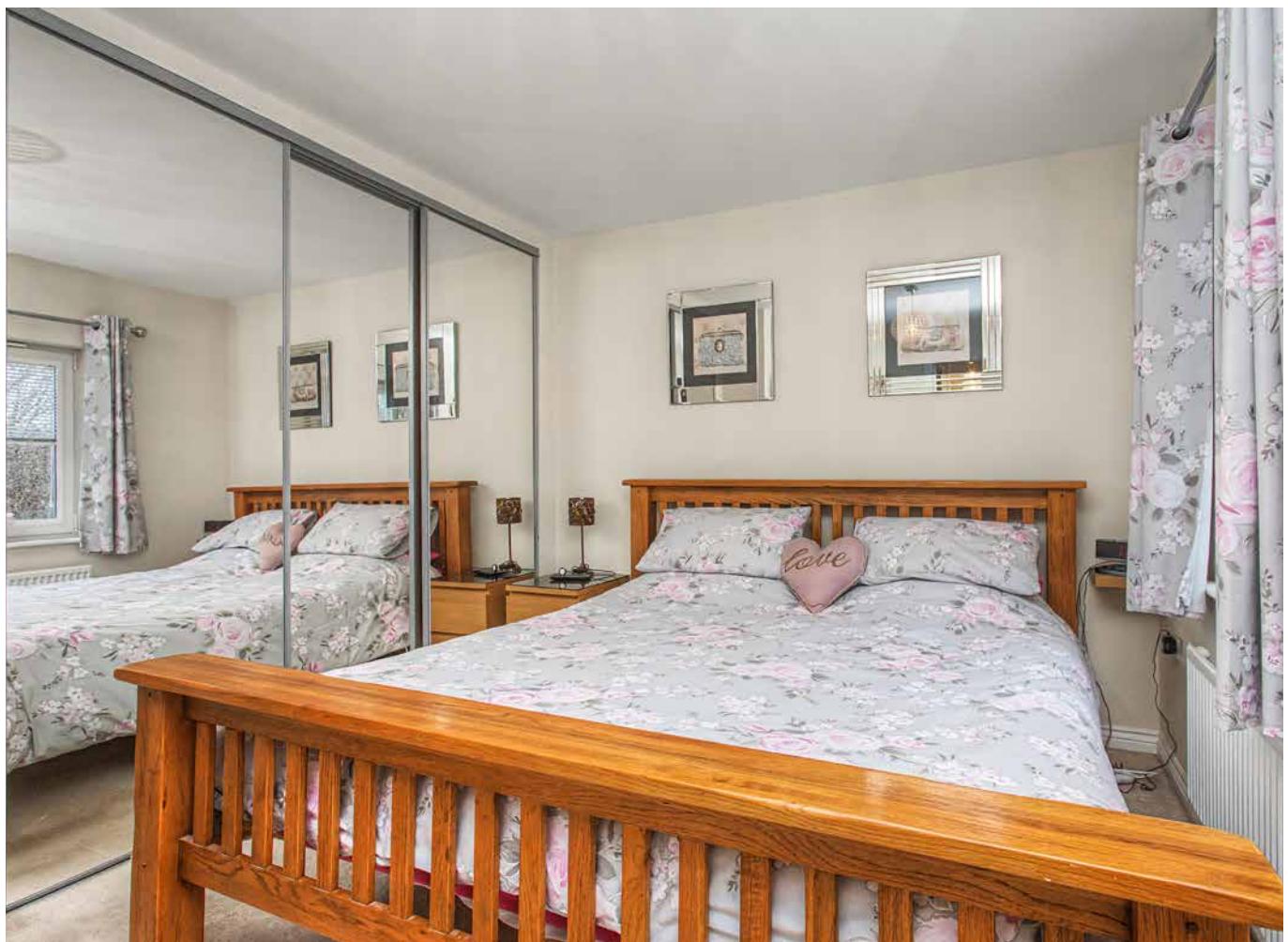
COUNCIL  
TAX BAND

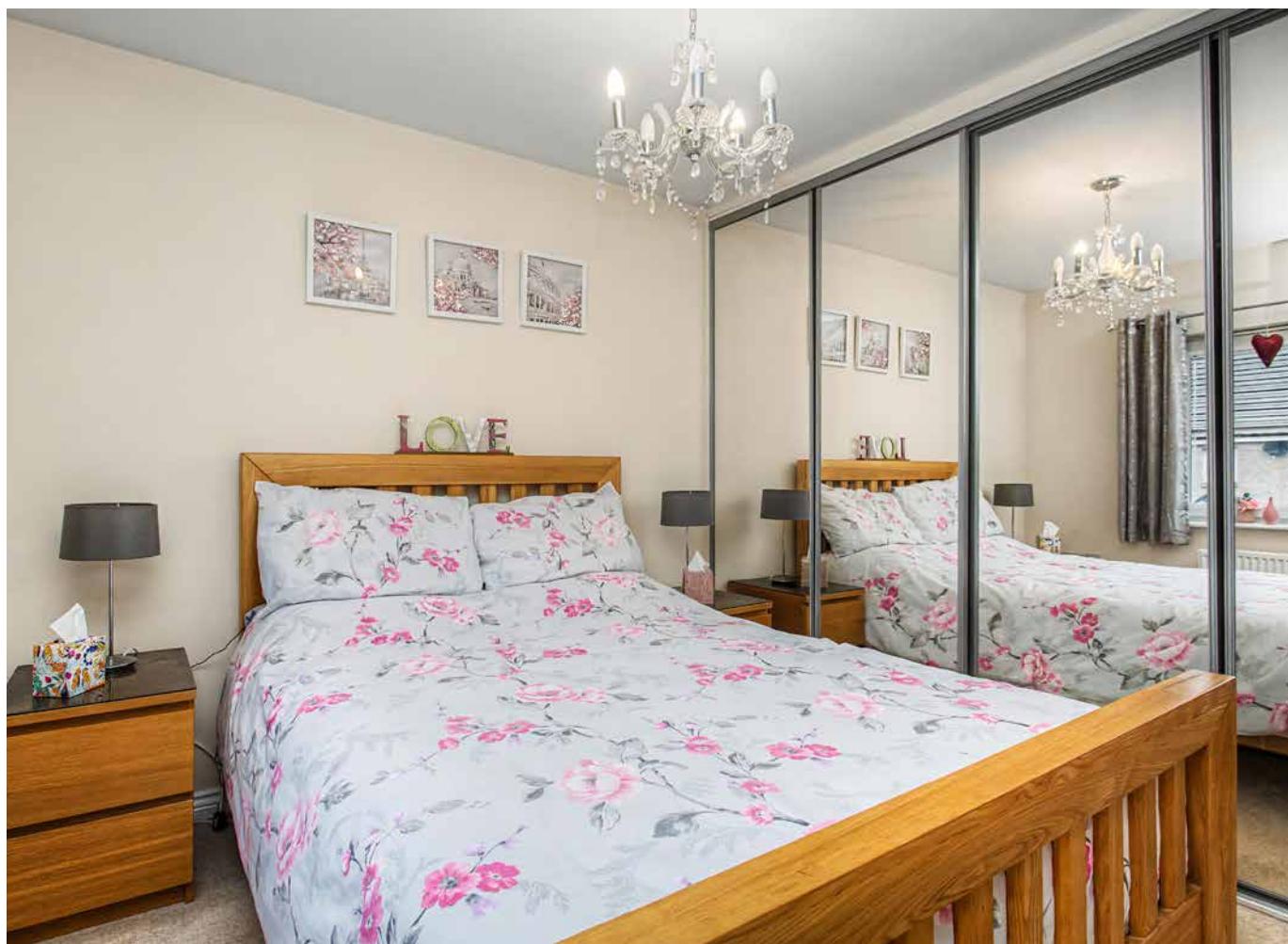
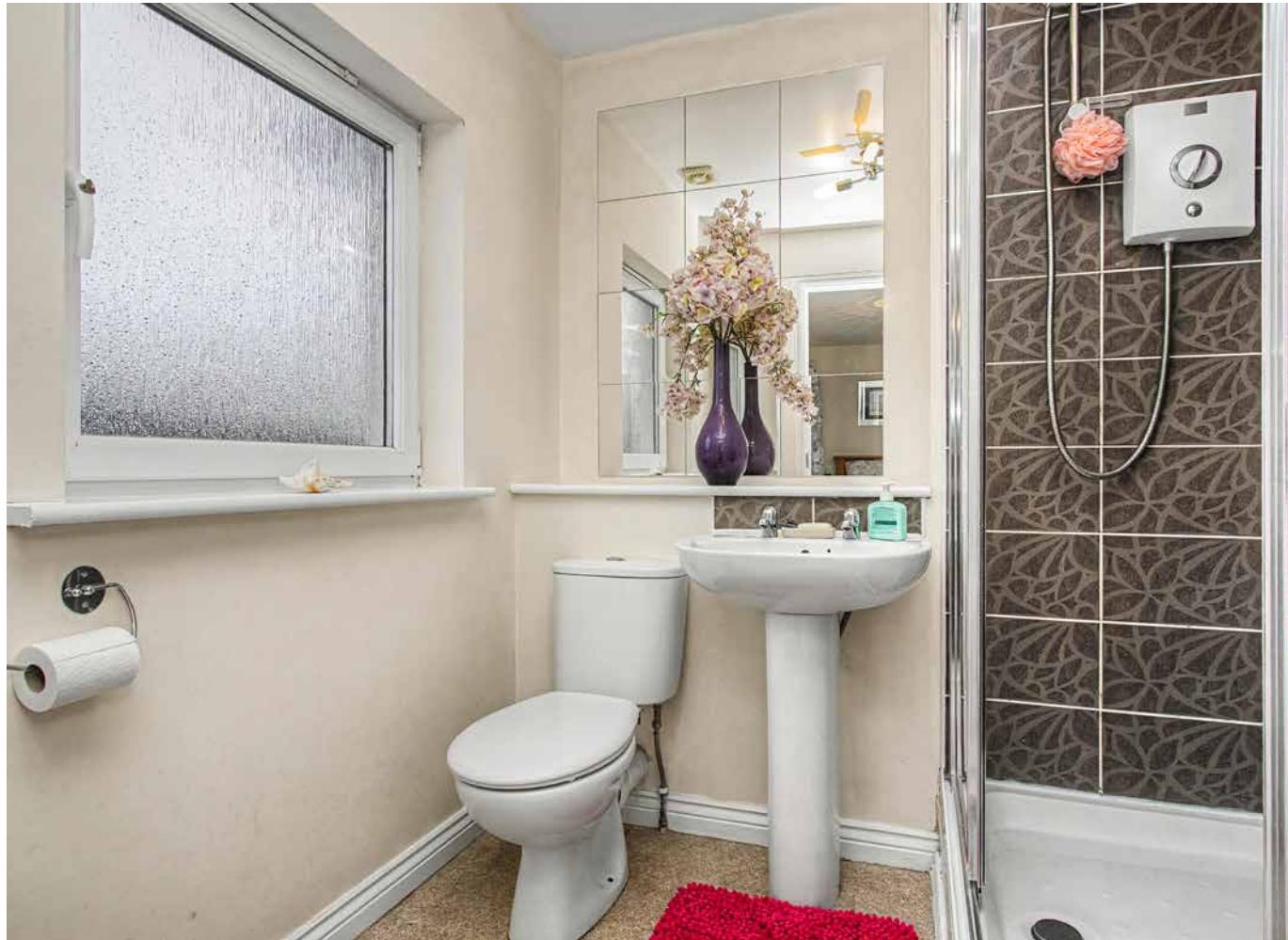
**VIEWING**  
By appointment only  
with Gilson Gray on  
**01620 893 481**

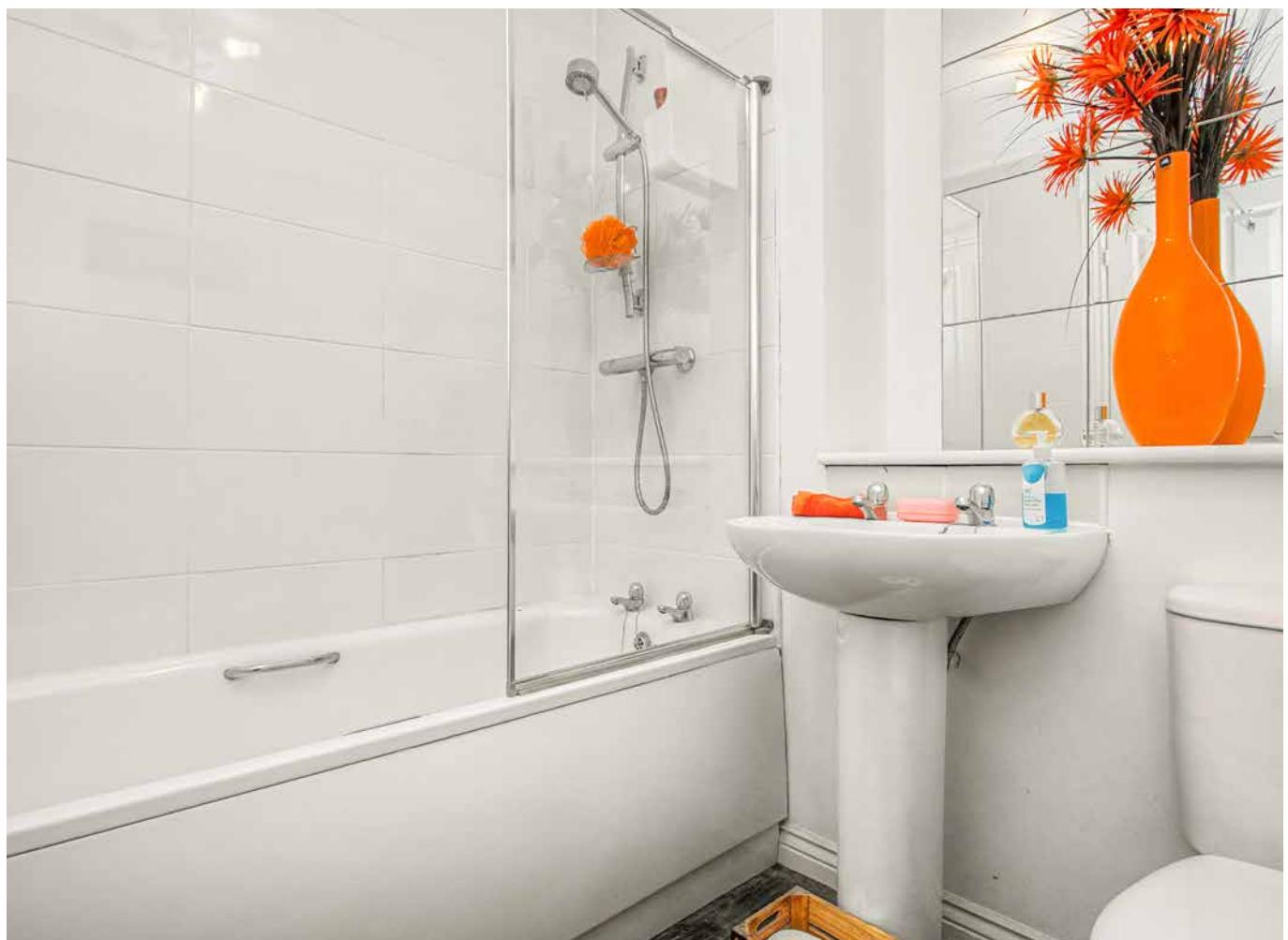
## Features

- Well-connected coastal town
- Quietly situated modern end-terraced house
- Tasteful, family-orientated interiors
- Entrance hall with a convenient WC
- Bright living room connected to:
- South-facing kitchen with bay-fronted dining area and garden access
- Principal suite with fitted storage and an en-suite shower room
- Two further bedrooms (one with fitted storage)
- Family bathroom with shower-over-bath
- Secure south-facing garden with a leafy outlook
- Private driveway and attached single garage



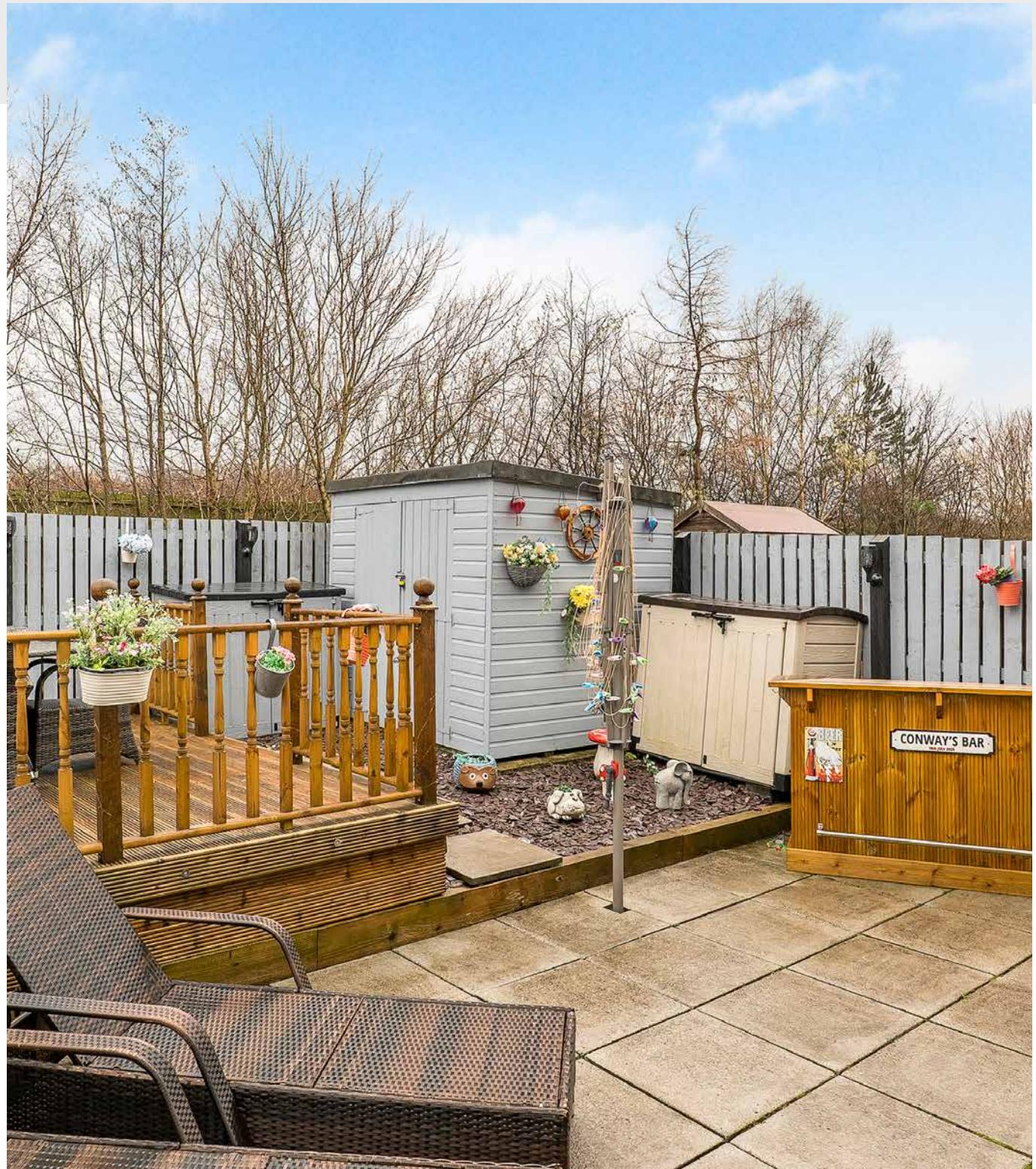






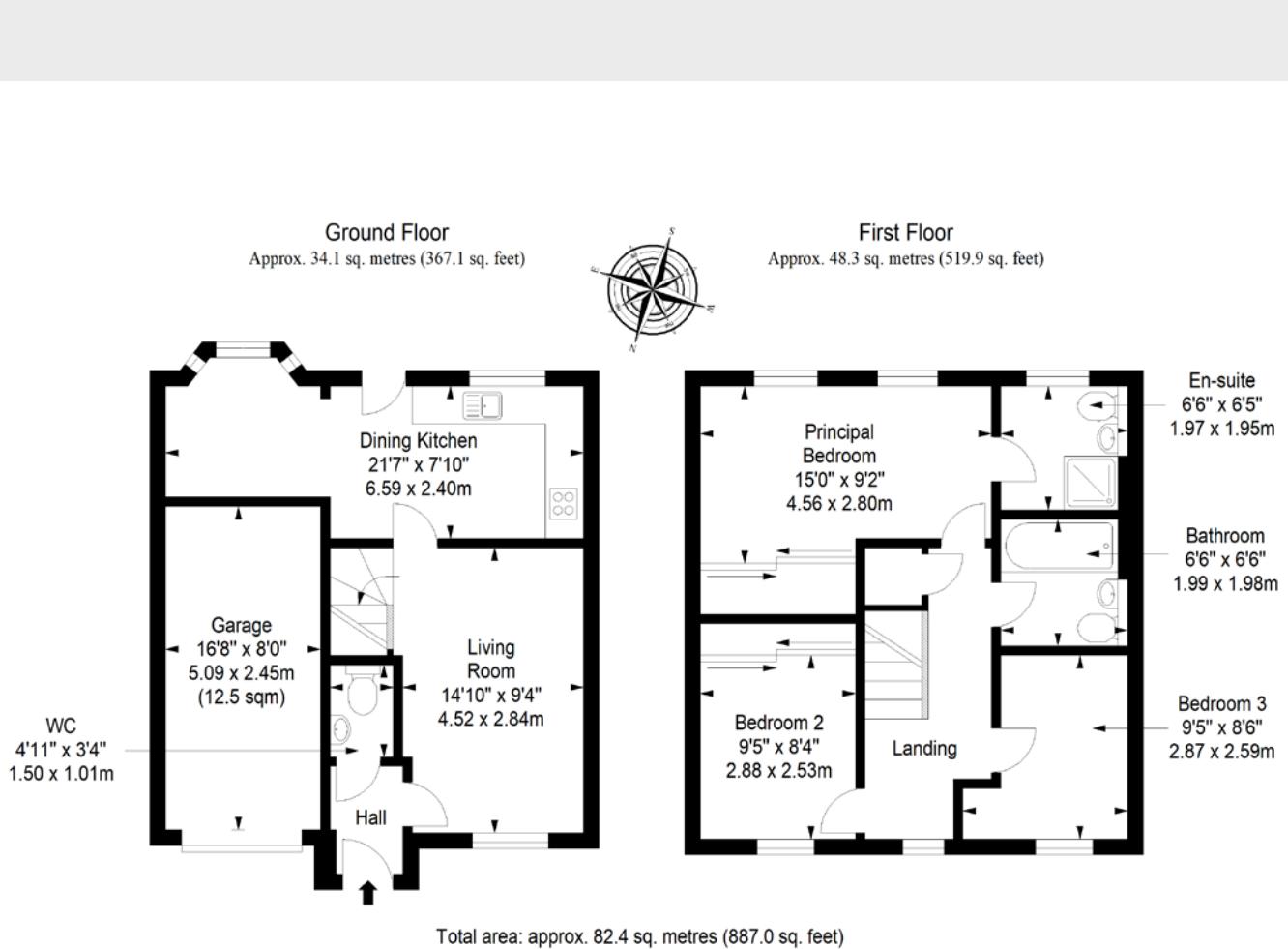


Extras: All fitted floor coverings, window coverings, light fittings, tumble dryer/washer, garden shed and fridge freezer are included.



# PRESTONPANS

Situated on the rugged East Lothian coast is Prestonpans, a town which has seen considerable development in recent years, with a thriving community spirit. Each summer, the area hosts the Three Harbours Festival with neighbouring Cockenzie and Port Seton. There are lovely shore walks, open parks and countryside, all ideal places to escape the hustle and bustle and enjoy the outdoors. With Prestonpans train station only a mile away, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car, with the A1 providing an accessible and fast commute. Regular bus services travel from here to Edinburgh and beyond. Prestonpans offers a good selection of amenities and shops including; convenience stores, supermarkets, a bistro, a café, take-aways, pubs, bakers, bank, Post Office, pharmacy, optometrist, vets, florist, gift shops, hair and beauty salons and a community centre. For further and extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores. The town has two primary schools and the comprehensive Preston Lodge High School. Loretto offers private schooling at both primary and secondary levels and is less than 4 miles away. The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre - a Sports Centre with an Olympic size swimming pool, sauna, steam room and hydrotherapy pool as well as a Bodyworks Gym and Dance Studio. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club and the East Lothian Indoor Bowling Club are all on your doorstep.



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