



36 North Grange Grove
Prestonpans, EH32 9NJ

A

"36 North Grange Grove is a large two bed mid-terraced home set over two-levels"

- HALLWAY
- LIVING ROOM
- DINING KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SOLAR PANELS
- FRONT & REAR GARDENS
- DRIVEWAY





LOCATION

Prestonpans is a historic and popular coastal town, situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. It is an extremely convenient commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass. There are a number of local shops including Lidl and Scotmid supermarkets, bars and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinnaird Retail Park, Newcraighall, which offers a selection of High Street shops and superstores. A variety of leisure facilities are available in the area including Prestonpans swimming pool, sports facilities and indoor bowling at Meadowmill Sports Centre and a choice of golf courses. Prestonpans has its own railway station.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



DESCRIPTION

36 North Grange Grove is a large two bed mid-terraced home set over two-levels and set within a well-established residential estate in the historic East Lothian town of Prestonpans.

The accommodation comprises: hallway; bright and spacious living room; extended dining kitchen with direct access to enclosed rear garden; double bedroom one with fitted wardrobes; double bedroom two and shower room. Further benefits include gas central heating, double glazing, solar panels, driveway and unrestricted on street parking.

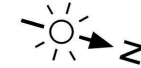
EPC RATING

The energy efficiency rating for this property is band C.

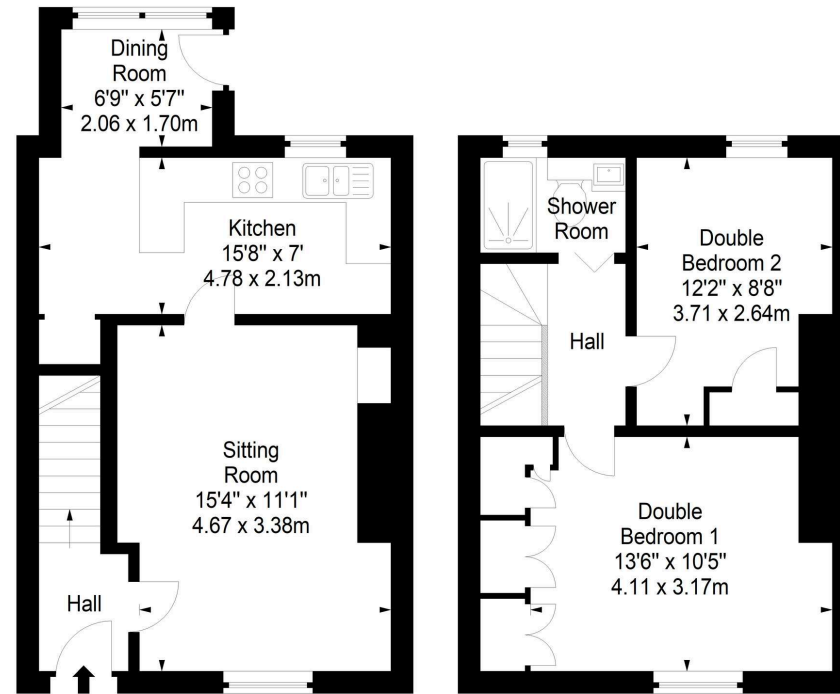
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North Grange Grove,
 Prestonpans,
 East Lothian, EH32 9NJ



Approx. Gross Internal Area
 764 Sq Ft - 70.98 Sq M
 For identification only. Not to scale.
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Ground Floor

First Floor

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