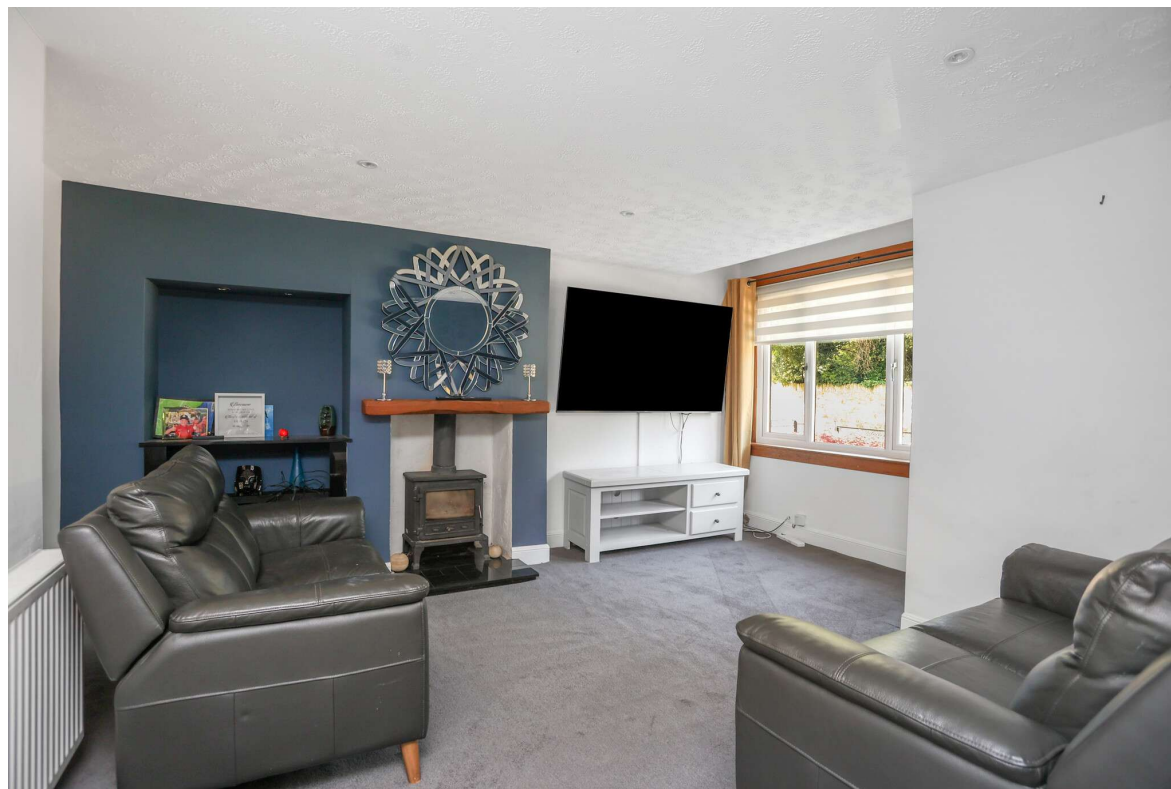




21 Prestongrange Road
PRESTONPANS | EAST LOTHIAN | EH32 9DF


warners
solicitors & estate agents



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Nestled in the heart of coastal Prestonpans, moments from scenic walks along the waterfront, quick transport links and excellent amenities is this spacious semi-detached house. Boasting large garden grounds, a long driveway, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with wood burning stove and a generously sized dining area, a contemporary kitchen with luxury units, worktop and breakfast bar and following up a carpeted staircase the first floor enjoys three well-proportioned double bedrooms, a stylish shower room and access to the floored loft with far reaching views and with a bathroom off. Externally the fully enclosed rear garden is mainly laid to lawn with a paved section ideal for al fresco dining.

- Spacious semi-detached house in the heart of Prestonpans
- Large front and rear garden and long driveway
- Welcoming hallway with good storage
- Bright lounge and dining area
- Contemporary kitchen with attractive units and garden access
- Three double bedrooms and shower room
- Floored loft with bathroom

Energy Rating D, Council Tax E

All fixtures, fittings and appliances are included in the sale.

Other furniture may be available through separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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, 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.

