

**Tranent**

Call 01875 611211

**Offers Over £259,000**

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**64 Corporal John Shaw Court, Prestonpans, EH32 9GJ**



Beautifully presented three bedroom semi detached villa with long driveway and open outlook to the rear is set at the end of a quiet street within the sought-after East Lothian coastal town of Prestonpans, conveniently located close to the train station and a short walk down to the sea front. This charming property offers perfect accommodation for a young family or a first time buyer, with a charming fully enclosed rear garden and decked patio, and is well situated with easy access to various transport links.

## Accommodation

### GROUND FLOOR

- \* Light and airy entrance hall with under stair storage
- \* Fabulous sitting room/dining room with patio doors to the rear garden
- \* Stylish fitted kitchen with integrated appliances
- \* Useful cloakroom/WC with large cupboard currently plumbed for the washing machine

### FIRST FLOOR

- \* Landing with hatch to the attic storage
- \* Three lovely bedrooms, master with fitted cupboard
- \* Part tiled bathroom/WC with shower over the bath

### ADDITIONAL INFORMATION

- \* Gas central heating and double glazing
- \* Fully enclosed child safe rear garden with open outlook and decked patio area
- \* Garden shed included
- \* Attic storage accessed via the hatch in the upper landing
- \* Long driveway with off-street parking for several cars

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Approximate Gross Internal Area = 82.7 sq m / 890 sq ft

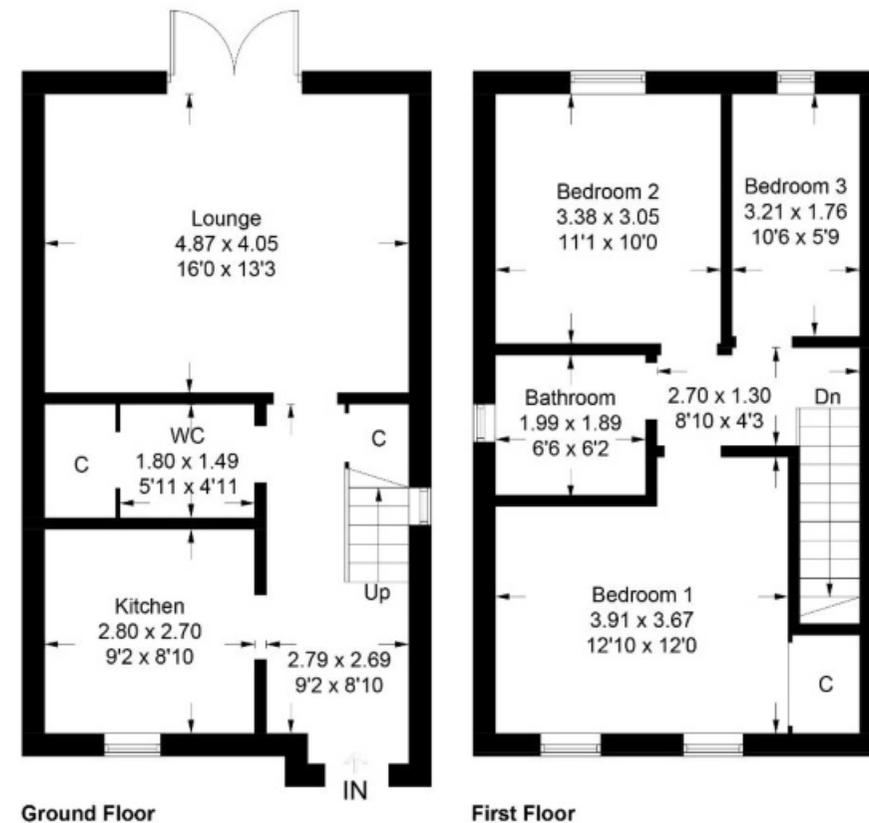


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1287297)

### Situation

Situated on the south shore of the Firth of Forth Prestonpans is a popular East Lothian town, set amid pleasant open countryside with excellent beaches nearby at Port Seton, Longniddry, Aberlady and Gullane. There are several primary schools in the area as well as Preston Lodge High school. Local shopping is made easy with Lidl and Co-op supermarkets virtually on the doorstep. Also on the High Street is a newly opened dental surgery and a veterinary surgery, with a library, medical center, community center and sports center with swimming pool just a few minutes' walk away. An Asda superstore and Fort Kinnaird Retail Park are just a short drive away offering many High Street stores as well as a good selection of restaurants and a new cinema complex. There are frequent bus services to Edinburgh City Centre and North Berwick with bus routes serving Musselburgh, Port Seton and Tranent as well as a railway station with "Park and Ride" facilities at Prestonpans which takes you to the capital in only 20 minutes. With the A1, close by, leading to the City Bypass and Scotland's motorway network, Prestonpans is an ideal location for the commuter.

### Fixtures and Fittings

All fitted floor coverings, blinds, light fittings and integrated appliances are included in the sale.

### Services

Mains electricity, gas, waster and drainage

### EPC

EPC Band C

### Council Tax

East Lothian Council Tax Band D

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?  
**Tranent**  
**Call 01875 611211**

54 High Street,  
Tranent, EH33 1HH  
Phone: 01875 611211  
Email: tranent@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm



Also At:  
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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.