



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1C New Street

Prestonpans EH32 9JN

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Located close to the banks of the Firth of Forth in popular Prestonpans, this two bedroom first floor tenement flat offers a period home boasting generous proportions, enhanced by high ceilings. New Street, lies conveniently just off the High Street, offering a range of local amenities.

On the first floor and enjoying a southerly aspect to the front, you enter into a welcoming hallway. On the left, a spacious lounge/diner is bathed in light from a large casement window, which offers a lovely leafy outlook over gardens. This tranquil space offers scope for various furniture arrangements. Accessed from the lounge is a modern kitchen, also enjoying the leafy outlook. Two double bedroom, are positioned to the front of the property, which boasts a southerly aspect. The larger of the bedrooms features excellent built-in storage, along one wall. Finally, there is a pristine shower room.

Property Summary

- Close to the banks of the Firth of Forth
- Traditional first floor flat
- Lounge/diner
- Modern kitchen
- Two double bedrooms
- Stylish three-piece shower room
- Gas central heating & double glazing
- Secure bike store & drying green to rear
- Unrestricted on-street parking
- EPC Rating - C | Council Tax band - B

Extras: fitted floors, blinds, and all kitchen appliances, to be included in the sale.

Home Report Value - £170,000







Close
to the banks
of the
Firth of Forth





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dream property!



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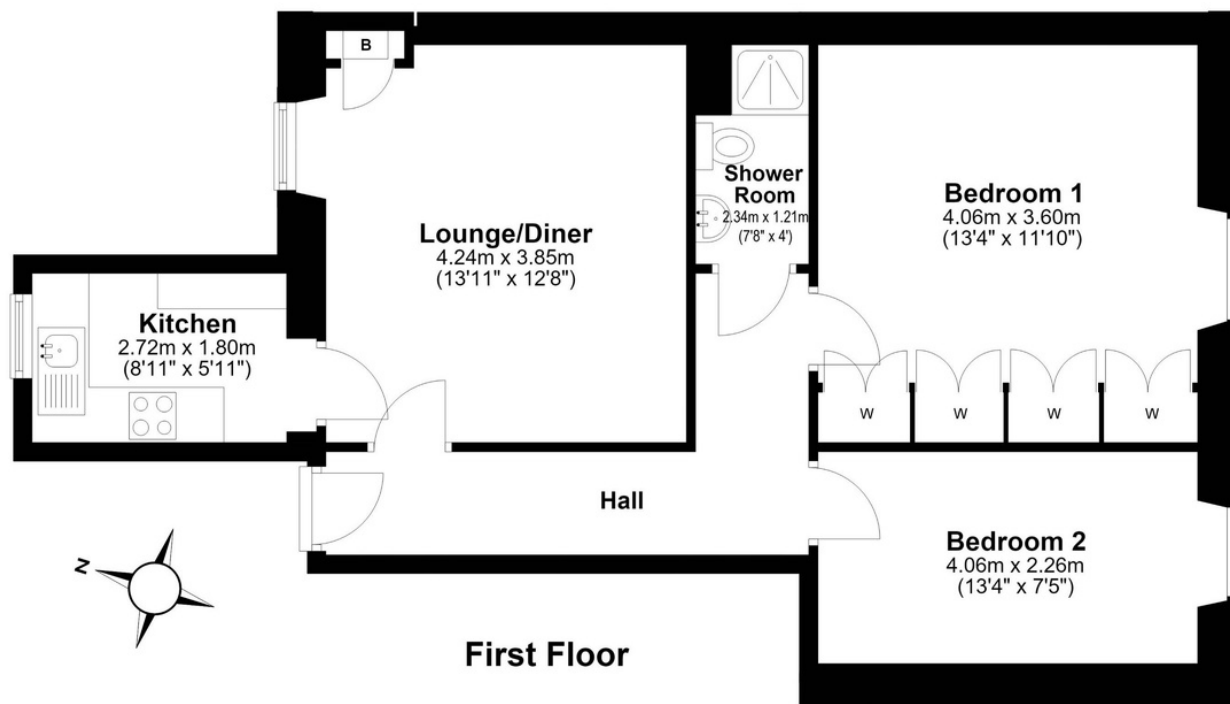


CHARTERED FIRM

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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



VIEW OF FIRTH OF FORTH

Location

The historic Prestonpans is one of the many coastal towns of East Lothian. Excellent local amenities can be found on the high street, with additional facilities found in nearby Musselburgh and Tranent with Fort Kinnaird Retail Park a 20 minute drive away. Surrounded by beautiful countryside and beaches, there are numerous leisure activities available. Leisure centres with swimming pools can be found in Musselburgh and Tranent. East Lothian is renowned for its golf courses with the excellent Royal Musselburgh on your door step, and the famous Muirfield a short drive down the coast. In early summer, Prestonpans along with neighbouring Cockenzie and Port Seton, stage The Three Harbours Festival. The town has an infant school, two primary schools and the comprehensive Preston Lodge High School, with the independent Loretto's in Musselburgh. Prestonpans is now a popular commuter town, with excellent transport links, including regular bus services and its own train station, offering a mere 14 minute journey into the city centre. The A1 is nearby for fast links into Edinburgh or the City bypass.