



19 Prestongrange Road
PRESTONPANS | EH32 9DF


warners
solicitors & estate agents



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Most appealing semi-detached villa offering light and spacious family sized accommodation, with the benefit of private gardens, drive and timber garage, pleasantly situated opposite Royal Musselburgh Golf Course, within easy reach of the Forth coastline, railway station and A1.

This well presented property benefits from a sunny, south-west facing outlook to front, taking in the mature trees lining the Golf Course. Viewing is highly recommended to appreciate the features noted below.

- Sunny living room with a leafy outlook to front and a wood burning stove as the main focal point
- Enjoy cooking and dining within the large kitchen, fitted with a range of units, Belfast sink, feature stained glass panel and glazed doors directly accessing the garden
- Three double sized bedrooms, each with built-in storage space
- Family bathroom
- Entrance hallway
- Gas central heating
- Double glazing
- Well screened and maturely stocked front garden
- Private rear garden comprising lawn and patio areas for outdoor relaxation
- Driveway
- Timber garage/power
- Coastal location - scenic walks nearby
- Easy commuting into Edinburgh via excellent transport links

Council tax band C, EPC rating C

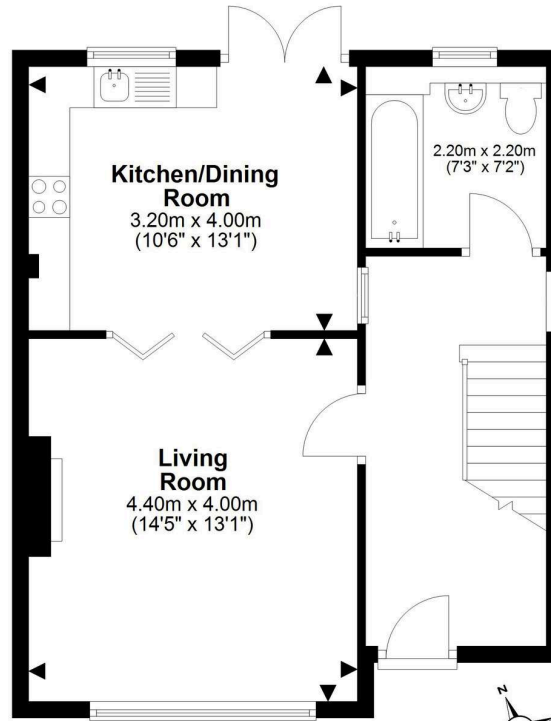
Extras: Cooker and fridge, fixtures and fittings. Other items of furniture may be available by separate negotiation.

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

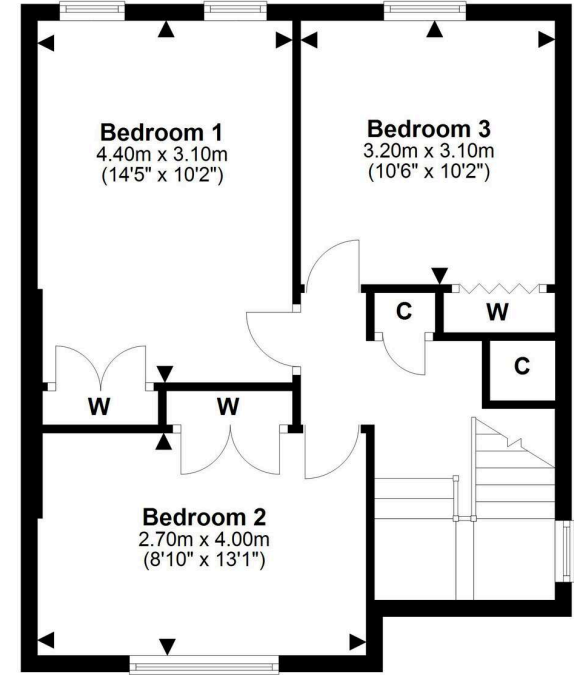


The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range 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 around 14 minutes.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.