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SOLICITORS & ESTATE AGENTS

16 Caledonian Crescent

Prestonpans, East Lothian EH32 9GF

16

Caledonian Crescent

Tucked away in a modern development in popular Prestonpans, this delightful three bedroom mid-terrace villa, enjoys a peaceful yet well-connected address. The stunning East Lothian coastline is on your door step and Edinburgh city centre is easily accessible, by car, bus or train.

The property is beautifully presented, starting with a bright and airy hallway, housing a practical downstairs WC. The stylish living room has patio doors opening onto the rear garden, which enjoys a sunny southerly aspect. There is also space for dining. Enjoying a front facing position is a stylish well-appointed kitchen with a full complement of fully integrated appliances. Upstairs are two double bedrooms; both with built-in wardrobes and a single bedroom. Completing this appealing home is a stylish three-piece bathroom, with a shower fitted over the bath. A partially floored attic, provides additional storage.

Property Summary

- Mid-terrace villa, in popular Prestonpans
- South facing living & dining room
- Modern fitted kitchen
- Downstairs WC
- Three bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Low maintenance front garden and south-facing enclosed rear garden
- Resident parking at front of property with one allocated space
- EPC Rating - B | Council Tax Band - D



Home Report Value - £230,000





Bright modern
villa with stylish
interiors, in
popular
Prestonpans





Externally, there is a low maintenance front garden and a south-facing rear garden, mainly laid to lawn with a patio seating area and garden shed.

Parking: Private residents parking with one allocated space and visitor parking spaces.

Factors: Charles White maintains development grounds, with a monthly fee of approx. £20.

Extras: fitted floors, light fittings, blinds, garden shed, and all integrated kitchen appliances, to be included in the sale.



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dream property!



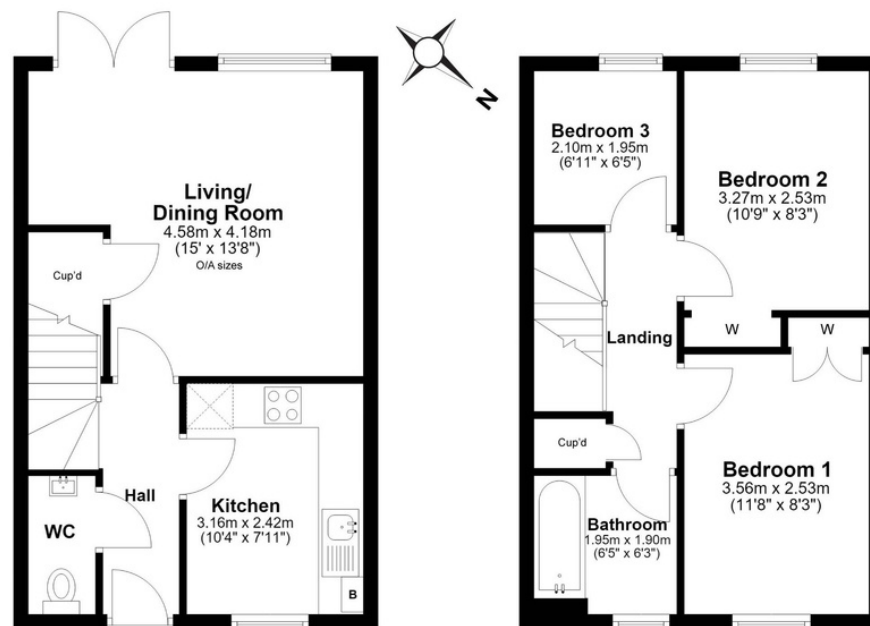
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Ground Floor

Approx. 33.9 sq. metres (365.1 sq. feet)

First Floor

Approx. 34.0 sq. metres (366.4 sq. feet)

Total area: approx. 68.0 sq. metres (731.5 sq. feet)

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 Kinnaid 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.



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