



15 Perth's Grove
PRESTONPANS | EH32 9FD


warners
solicitors & estate agents





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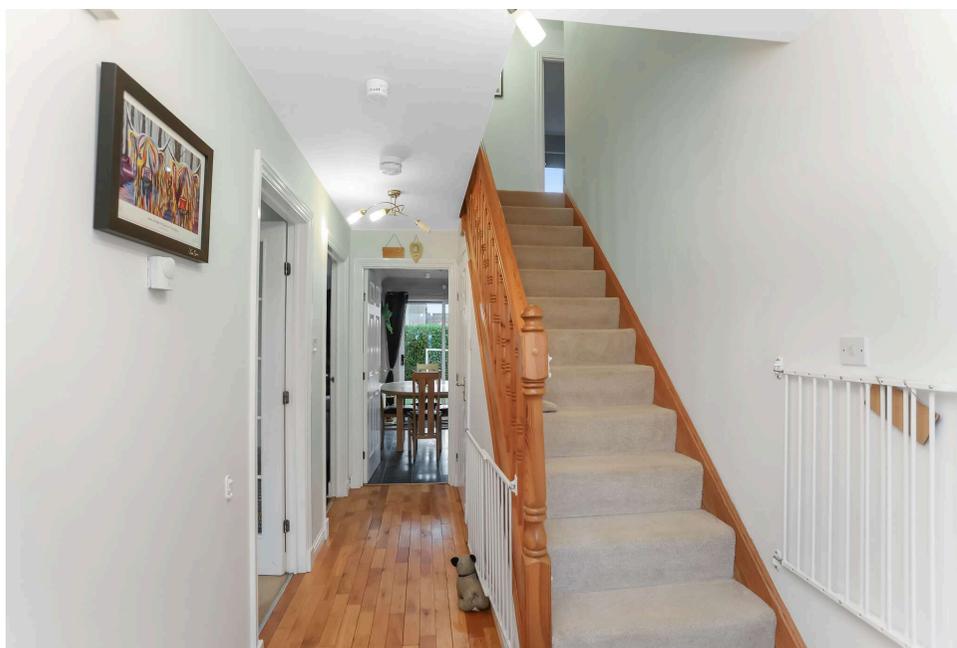
PRESTONPANS | EH32 9FD

Nestled on a quiet street in the heart of coastal Prestonpans, moments from excellent schools, amenities, quick rail and car links, fine waterfront walks and the vast open East Lothian countryside is this immaculately presented detached family home. Boasting a wide driveway, front and rear gardens, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with patio doors and feature media wall with fire, a contemporary dining kitchen with attractive units and useful utility room, a front facing family room with study off and downstairs is completed by a W/C compartment and the fifth bedroom or home office. Following up a carpeted staircase the upper level enjoys a master bedroom with built-in wardrobes and elegant en-suite shower room, three further well-proportioned double bedrooms and the villa is completed by a stylish main bathroom with shower and separate bath. Externally the fully enclosed rear garden is mainly laid to lawn with a paved section ideal for al fresco dining.

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





- Detached home in quiet street in coastal Prestonpans
- Driveway and front and rear gardens
- Bright lounge, family room, study, dining kitchen
- Five bedrooms, two bathrooms and a W/C
- Gas central heating

Council Tax: F , Energy Rating: C
No factor

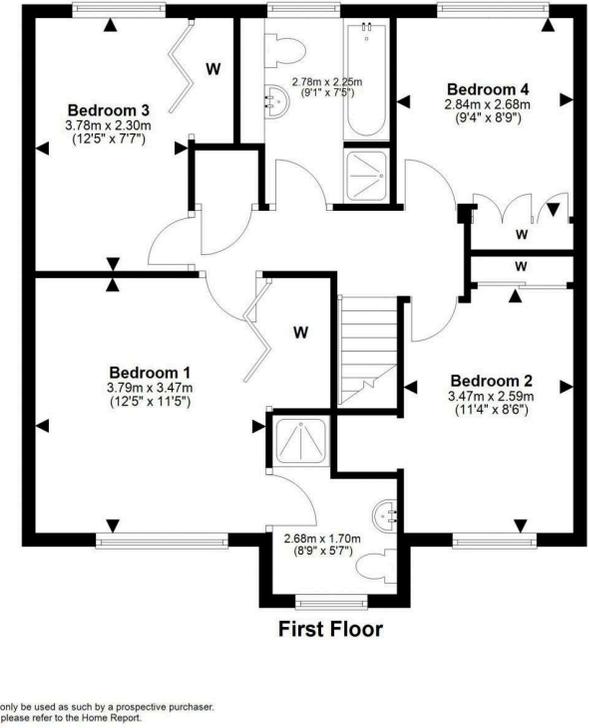
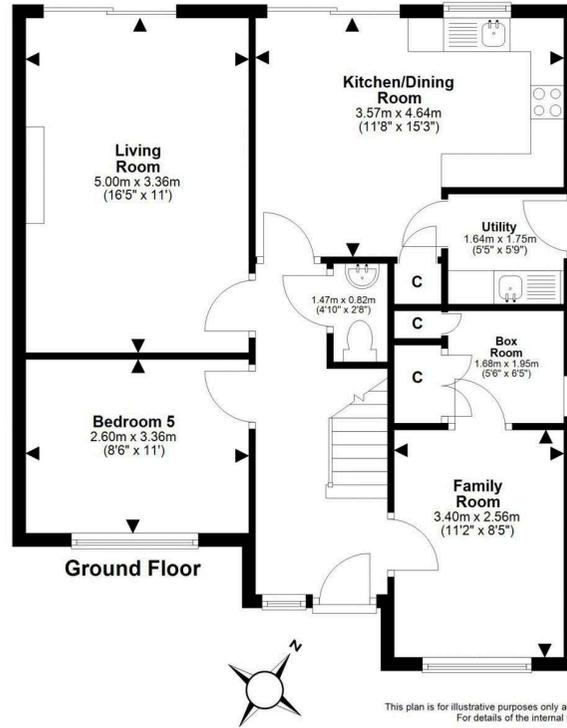
Extras: Fixtures and fittings, blinds, TV brackets, white goods including oven, hob, dishwasher, fridge freezer, and washing machine.



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







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.