










Offers Over

£450,000

175 High Street

Prestonpans | East Lothian | EH32 9AY

This imposing stone-built Victorian semi-detached villa (circa 1880) is set over three expansive levels and extends to over 2,000 sq ft. Occupying a generous plot boasting private gardens to the front, side, and rear, along with a multi-vehicle driveway and detached external storage. Ideally situated in the very heart of Prestonpans, the property is perfectly placed for a wide range of local amenities, well-regarded schooling, and everyday conveniences. The location is particularly attractive for commuters, offering excellent transport links to Edinburgh via both road and rail, making it an ideal base for those seeking a balance between coastal living and city accessibility.

-  4 Bedrooms
-  3 Public rooms
-  3 Bathrooms
-  Private Gardens
-  Multi-vehicle driveway
-  EPC Rating – D
-  Council Tax Band - F



Description

This outstanding home enjoys excellent sea views and a desirable south-facing rear garden, offering both privacy and abundant natural light. With a wealth of character and charm, this remarkable residence retains many fine period features while providing the ideal setting for modern family living.

Presented to the market in move-in condition, the home offers flexible and well-proportioned accommodation throughout—making it a must-see to be fully appreciated. The property opens into an entrance vestibule leading to a welcoming hallway. A beautifully appointed reception room features solid wood flooring, intricate cornicing, a striking original fireplace with gas fire and twin front-facing windows offering good natural light. A generous formal dining room provides an ideal setting for entertaining, enhanced by a charming log burner and French doors opening into a bright and spacious conservatory overlooking the well-stocked rear garden. The dual-aspect kitchen is thoughtfully designed with a range of wall and base units, complementary worktops and Range cooker, with additional appliances included in the sale. A side door provides convenient access to the garden and driveway. Also on the ground floor is a comfortable double bedroom, alongside a practical utility/shower room featuring a modern three-piece suite with walk-in shower, worktop with sink, storage unit and space for laundry appliances.



An elegant staircase leads to the first-floor landing, where three further bedrooms are located. The principal bedroom enjoys a delightful south-facing outlook over the garden and benefits from an impressive 15ft en-suite shower room and dressing area, complete with fitted wardrobes and a stylish three-piece suite. A further staircase leads to the family bathroom, featuring a luxurious Jacuzzi bath, and continues to the top floor. This level offers exceptional versatility, currently arranged as a fitness and wellbeing space and a music room. The larger room is enhanced by a striking skylight, flooding the area with natural light, while an adjoining room with Velux window enjoys superb views. Additional eaves storage further enhances practicality. Further benefits include gas central heating with combi boiler, double glazing.

Extras

All the fitted floor coverings, light fittings and blinds will be included together with the Range cooker, fridge freezer, dishwasher and washing machine. The hot tub, green house and potting shed will also be included in the sale together with the large wardrobe in the main bedroom.

Externally

Occupying a generous plot with delightful front and side gardens, a multi-vehicle driveway and detached external storage. A rear feature of this home is the south-facing rear garden, offering excellent privacy and a great space for all the family to enjoy. Composite decking offers the perfect place for dining and there is an expanse of lawn with beautiful established borders including fruit trees, log store and two sheds.

Viewing

By appointment with Neilsons on 0131 625 2222.





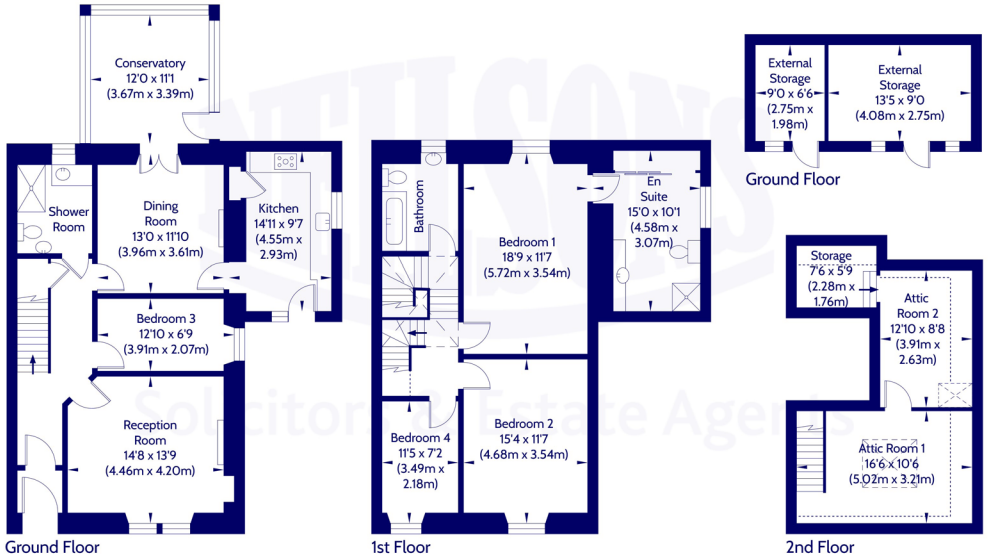
Location

175 High Street sits right in the heart of Prestonpans, a small yet popular coastal town, approx. 10 miles from Edinburgh, offering an exceptional blend of coastal charm and convenient access to city living. Enjoying a prime position, the property is ideally placed to take advantage of the excellent local amenities on hand with a wider selection of shopping, dining, and leisure facilities available just a short distance away in Musselburgh. The area benefits from a selection of educational facilities, with schooling available from nursery through to senior level. Commuters are well served by an efficient public transport network, offering regular connections throughout the town and into Edinburgh. In addition, the city bypass and main motorway links are easily accessible. For those who prefer rail travel, Prestonpans benefits from its own railway station, providing a swift journey into Edinburgh in approximately 15 minutes, making it an ideal location for professionals seeking a balance between coastal living and city convenience.





Approx. Gross Internal Floor Area 190 Sq M / 2037 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from East Lothian or Public Libraries.



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