



23 GRANGE ROAD

PRESTONPANS, EAST LoTHIAN EH32 9LL



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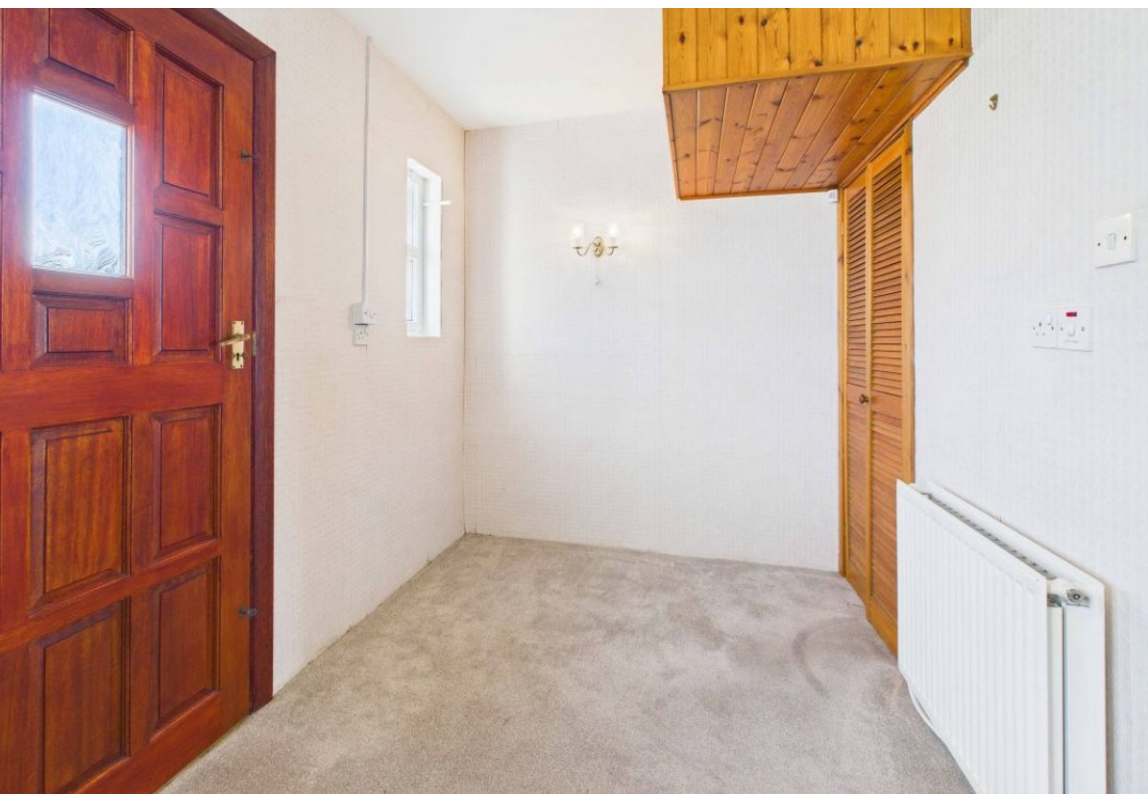
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PROPERTY SUMMARY



This traditional two-bedroom terraced house, with private gardens, is set in the coastal town of Prestonpans. Offering excellent scope for modernisation, the home has a practical two-storey layout with generous room sizes. Set behind a walled and gated private front garden, the front door opens into a hall which in turn leads into a bright living room with a front-facing window and focal fireplace. To the rear, the adjoining dining kitchen is fitted with a generous selection of built-in cabinetry and provides space for seated dining, as well as a back door opening to the rear garden. Upstairs, two double bedrooms, both with fitted storage, are served by a traditional bathroom. The sunny private rear garden has been landscaped and beautifully maintained with practical outdoor storage. Public on-street parking is available locally, and the town's shops, schools, green spaces and transport links are within easy reach. Extras: all fitted floor and window coverings, light fittings and integrated appliances are included in the sale.





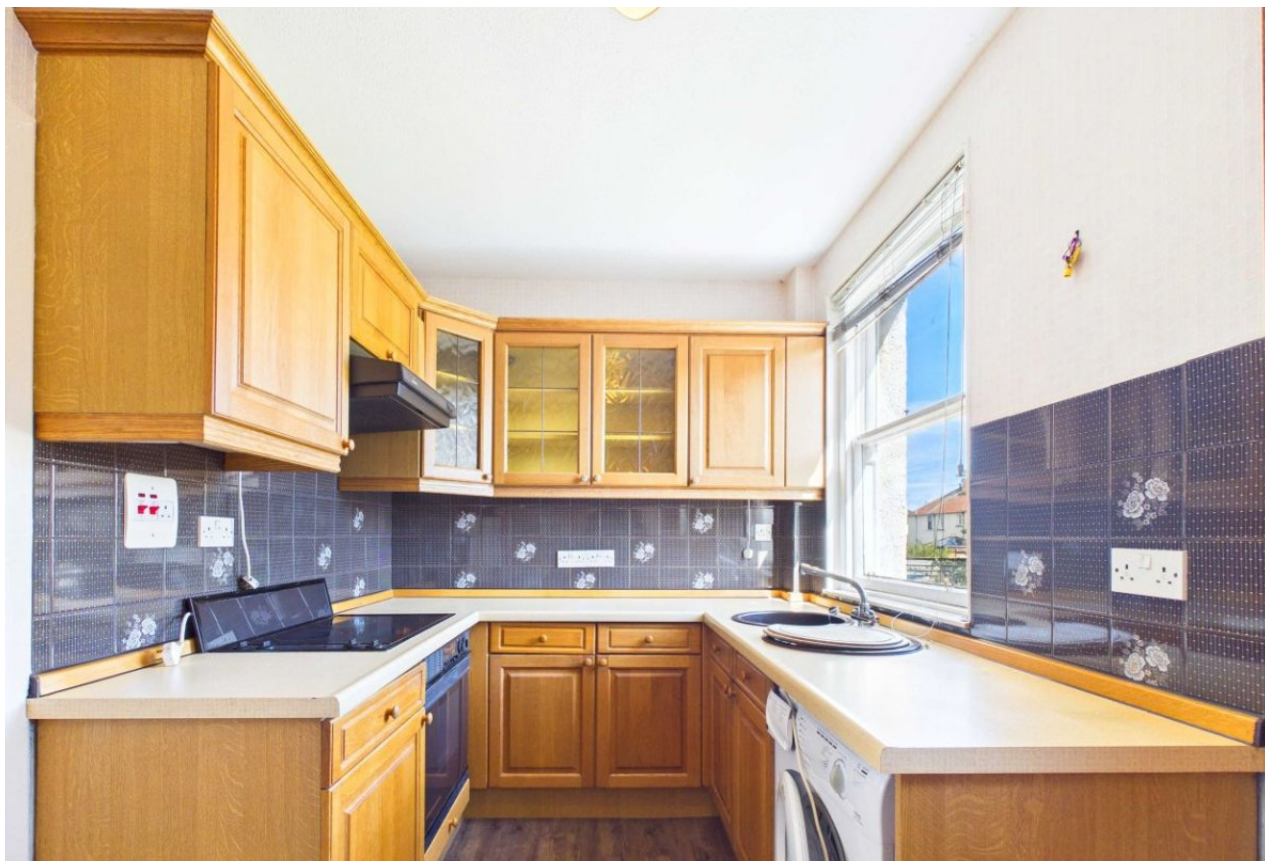
"A traditional two-bedroom terraced house, with private gardens and excellent scope to modernise."

FEATURES

- Traditional terraced house in Prestonpans
- Practical two-storey layout
- Excellent scope for modernisation
- Hallway with stairs leading to the first floor
- Bright living room with focal fireplace
- Dining kitchen with garden access
- Two double bedrooms, both with wardrobes
- First floor bathroom
- Private front and rear gardens
- Gas central heating
- Unrestricted on-street parking

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CLICK HERE
for a virtual tour of the property



"Two bedrooms include a generous
principal room with built-in
storage..."





PRESTONPANS, East Lothian

Situated on the rugged East Lothian coast is Prestonpans – a thriving town that has seen considerable development in recent years.

There are lovely shore walks, public parks, and open countryside to enjoy – ideal places to escape the hustle and bustle. With Prestonpans train station, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car via the A1.

Prestonpans offers a good selection of amenities and shops, while nearby Fort Kinnaird Retail Park provides more extensive shopping outlets.

The town is served by two primary schools and one secondary school, while Loretto School in Musselburgh offers private education at both primary and secondary level.

The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre – a sports centre with an Olympic-sized swimming pool, a sauna, a steam room, and a hydrotherapy pool, as well as a gym and a dance studio. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club are all on your doorstep too.







OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington



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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



EPC
RATING

D

COUNCIL
TAX BAND

B