58 HARLAWHILL GARDENS

PRESTONPANS, EAST LOTHIAN, EH32 9JH

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This attractive three-bedroom semi-detached home enjoys a peaceful coastal town setting with open park views, within easy walking distance of Prestonpans' high street, seafront, schools, and rail links into Edinburgh. It offers bright modern interiors, two open-plan reception rooms leading onto an enclosed garden, a floored attic with excellent potential, and a private driveway.

A bright entrance hall leads into the bay-fronted living room, presented in subtle tones with a stylish plaid accent wall. An elegant archway creates sociable open access to the dining room, where contemporary oak-look flooring continues through the ground floor. Opening onto the garden and kitchen, the dining room is ideal for family meals and year-round entertaining.

Also with garden access, the bright kitchen features sage-green shaker-style cabinets, wood-look worktops, square wall tiles, and uplifting sky-blue décor. An integrated oven, induction hob, and fridge freezer are included, along with an under-counter washing machine.

FEATURES

- Semi-detached family home in a quiet seaside town setting
- Bright, tasteful interiors and open park views
- Entrance hall
- Bay-fronted living room open to the dining room
- Dining room with kitchen and garden access
- Shaker-style kitchen with garden access
- Three inviting bedrooms with storage
- Bathroom with shower-over-bath
- Sky-lit, floored attic with scope for further use, STPP
- Enclosed garden with two sheds and a summer house
- Private driveway
- Gas central heating and double glazing

Upstairs, a naturally lit landing with storage leads to three carpeted bedrooms, all with understated décor and built-in storage, including a bespoke wardrobe system in the principal bedroom. One bedroom enjoys an open rear outlook across neighbouring Polwarth Park. Completing the first floor is a bright bathroom, simply styled in white, with full tiling, an oak-look floor, and a shower-over-bath. Finally, the sky-lit, floored attic offers excellent storage and potential for further use, subject to the necessary permissions. Gas central heating and full double glazing ensure warmth and efficiency.

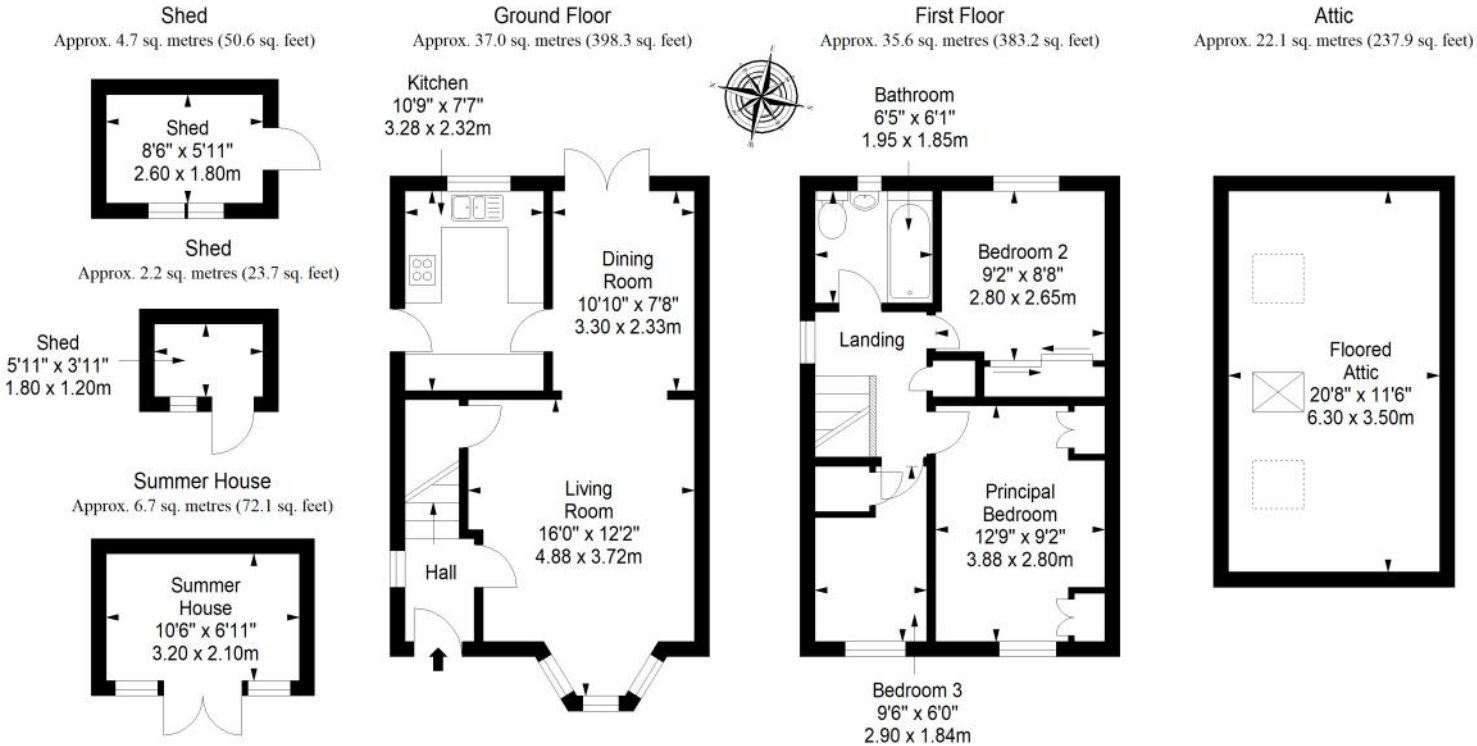
Externally, the enclosed rear garden provides a secure space for outdoor family recreation, with a lawn, patio seating areas, two sheds, and a summer house. The driveway at the front provides handy private parking.

Extras: All fitted floor and window coverings, light fittings, and appliances are included in the sale.

Prestonpans, East Lothian

Prestonpans, with its thriving community spirit, offers lovely shore walks, open parks, and countryside, all within a 20-minute commute (either by train or car) to the heart of Edinburgh city centre. The town has a good selection of amenities, including convenience stores, supermarkets, a bistro, a café, take-aways, pubs (one with award-winning food), bakers, a library, a Post Office, a pharmacy, optometrist, vets, florist, gift shops, hair and beauty salons, and a community centre. For more extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores and restaurants. The town has two primary schools and the comprehensive Preston Lodge High School. Fitness and outdoor pursuits can be found at the Mercat Gait Centre, 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, all on your doorstep.

FLOORPLAN



Total area: approx. 94.7 sq. metres (1019.4 sq. feet)

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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.