

**Tranent**

Call 01875 611211

**Offers Over £190,000**

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**11 Orchard Crescent, Prestonpans, EH32 9JJ**



Rarely available, unusually spacious three bedroom upper flat with two public rooms, very large gardens to the front, side and rear and a long driveway, set in a quiet street within the sought after coastal town of Prestonpans, just a short walk to the sea front and close to local amenities and transport links. This property, now in need of some cosmetic upgrading, offers flexible family accommodation close to the local primary school with the potential to create a lovely family home.

## Accommodation

### GROUND FLOOR

\* Main door vestibule with storage cupboard and stairs leading up to the accommodation

### FIRST FLOOR

\* Charming sitting room with feature fireplace  
 \* Dining room with serving hatch through to the kitchen  
 \* Spacious kitchen/breakfast room  
 \* Master bedroom with en suite shower room/WC  
 \* Two further bedrooms (one double, one single)  
 \* Bathroom/WC with roll top bath

### ADDITIONAL INFORMATION

\* Gas central heating and mostly double glazed  
 \* Very large gardens to the front, side and rear  
 \* Feature paneling in the bathroom  
 \* Some wood flooring  
 \* Long driveway to the side

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Approximate Gross Internal Area = 140 sq m / 1507 sq ft

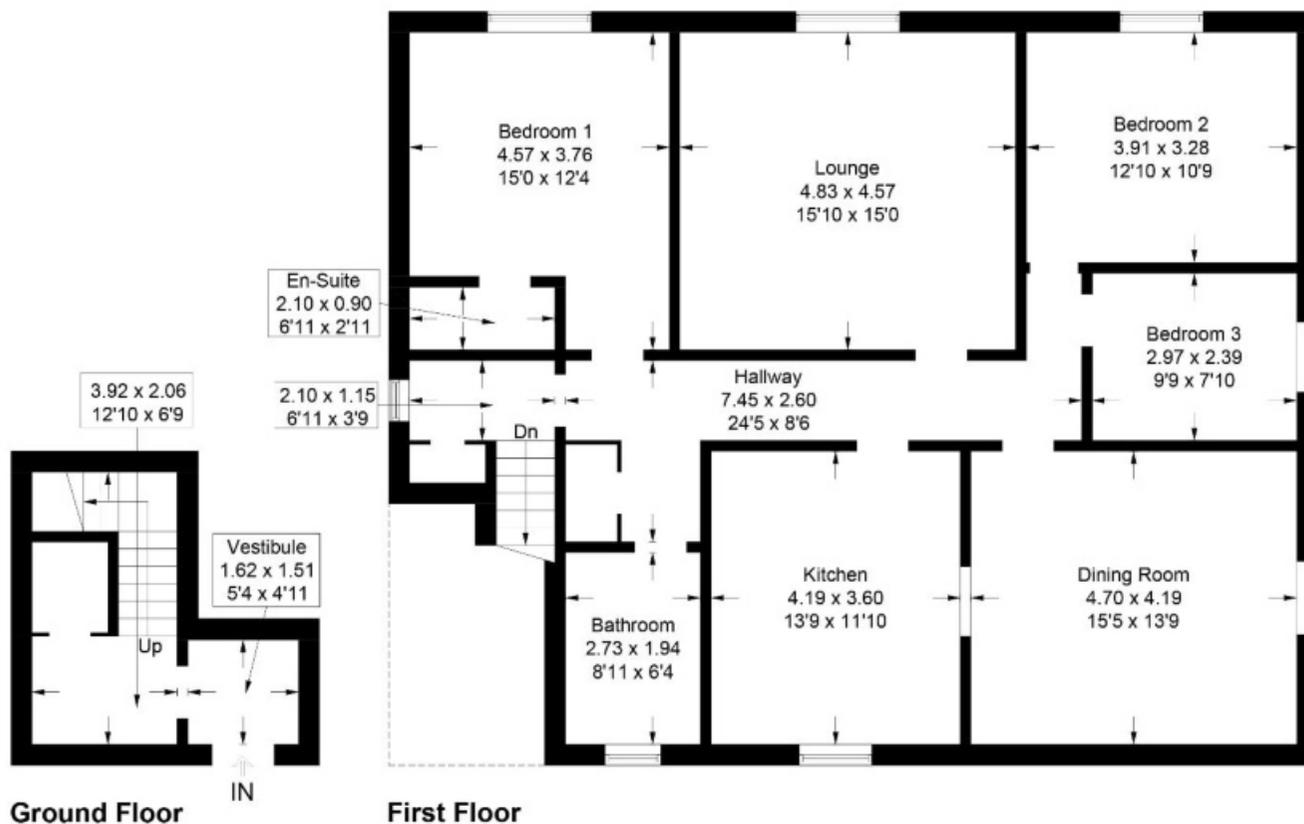


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1281431)

### Situation

Situated on the south shore of the Firth of Forth Prestonpans is a popular East Lothian town, set amid pleasant open countryside with excellent beaches nearby at Port Seton, Longniddry, Aberlady and Gullane. There are several primary schools in the area as well as Preston Lodge High school. Local shopping is made easy with Lidl and Co-op supermarkets virtually on the doorstep. Also on the High Street is a newly opened dental surgery and a veterinary surgery, with a library, medical center, community center and sports center with swimming pool just a few minutes' walk away. An Asda superstore and Fort Kinnaird Retail Park are just a short drive away offering many High Street stores as well as a good selection of restaurants and a new cinema complex. There are frequent bus services to Edinburgh City Centre and North Berwick with bus routes serving Musselburgh, Port Seton and Tranent as well as a railway station with "Park and Ride" facilities at Prestonpans which takes you to the capital in only 20 minutes. With the A1, close by, leading to the City Bypass and Scotland's motorway network, Prestonpans is an ideal location for the commuter.

### Fixtures and Fittings

All fitted floor coverings, curtains, light fittings and integrated appliances are included in the sale.

### Services

Mains electricity, gas, waster and drainage

### EPC

EPC Band D

### Council Tax

East Lothian Council - Council Tax Band D

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?  
**Tranent**  
**Call 01875 611211**

54 High Street,  
Tranent, EH33 1HH  
Phone: 01875 611211  
Email: tranent@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm



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Annan, Tel 01461 202 866/867  
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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.