

McDougall McQueen
solicitors & estate agents

52 Alexander Drive, Prestonpans, EH32 9NB

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Welcome

Welcome to 52 Alexander Drive, a bright and spacious two-bedroom terraced home, situated within a popular and well-established residential area of the East Lothian coastal town of Prestonpans. Well maintained and presented in excellent order throughout, the property offers generously proportioned accommodation over two levels, making it an ideal purchase for first-time buyers, couples, young families and those looking to downsize. Externally, the property benefits from private garden grounds to the front and rear, including a fully enclosed rear garden with a summerhouse, as well as a private driveway providing off-street parking. Ideally positioned within easy reach of local schooling, shops, the railway station and the beautiful East Lothian coastline, early viewing is recommended.

- Entrance hallway with stairs to the upper level.
- Bright and spacious living room with front-facing window and built-in storage.
- Modern fitted kitchen with a range of base and wall units, induction hob, glass splashback, extractor, oven, dishwasher and under-stair storage cupboard.
- Rear hallway with ample built-in storage and direct access to the rear garden.
- Upper hallway with Ramsay ladder access to the loft.
- Generously proportioned main bedroom with front-facing window, built-in storage and additional freestanding wardrobes.
- Good-sized second double bedroom overlooking the rear garden.
- Family bathroom with a three-piece white suite, shower over the bath, wet wall panelling, tiling and heated towel radiator.
- Double glazing and gas central heating with Hive controls.
- Private front garden with Monoblock driveway providing off-street parking.
- Fully enclosed rear garden with lawn, summerhouse, garden shed and outside tap.
- Convenient location close to local amenities, schooling and excellent transport links.







Prestonpans

Situated on the breath-taking East Lothian coast is Prestonpans, it links with neighbouring villages along the scenic east coast where many pleasant walks, cycle routes, and sandy beaches can be enjoyed. The town offers a good range of local shopping facilities as well as banking/post office services, a health centre and dental surgery. A range of leisure facilities in the vicinity include a range golf courses, and the Mercat Gait Centre with gym, dance studio, and swimming pool. A more comprehensive range of shopping and recreational facilities are available only a short drive away in nearby Musselburgh with an extensive range of shopping outlets at Ford Kinnaird Retail Park. With a regular public transport service in operation, easy access to the A1 linking with major motorway networks, Edinburgh city by-pass, and with a local rail link in Prestonpans and Wallyford making this an ideal base for the commuter.



Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, fitted wardrobes in bedroom, all integrated appliances, dishwasher, Hive controller, Ring security appliances, garden shed, and summerhouse. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

Get in touch

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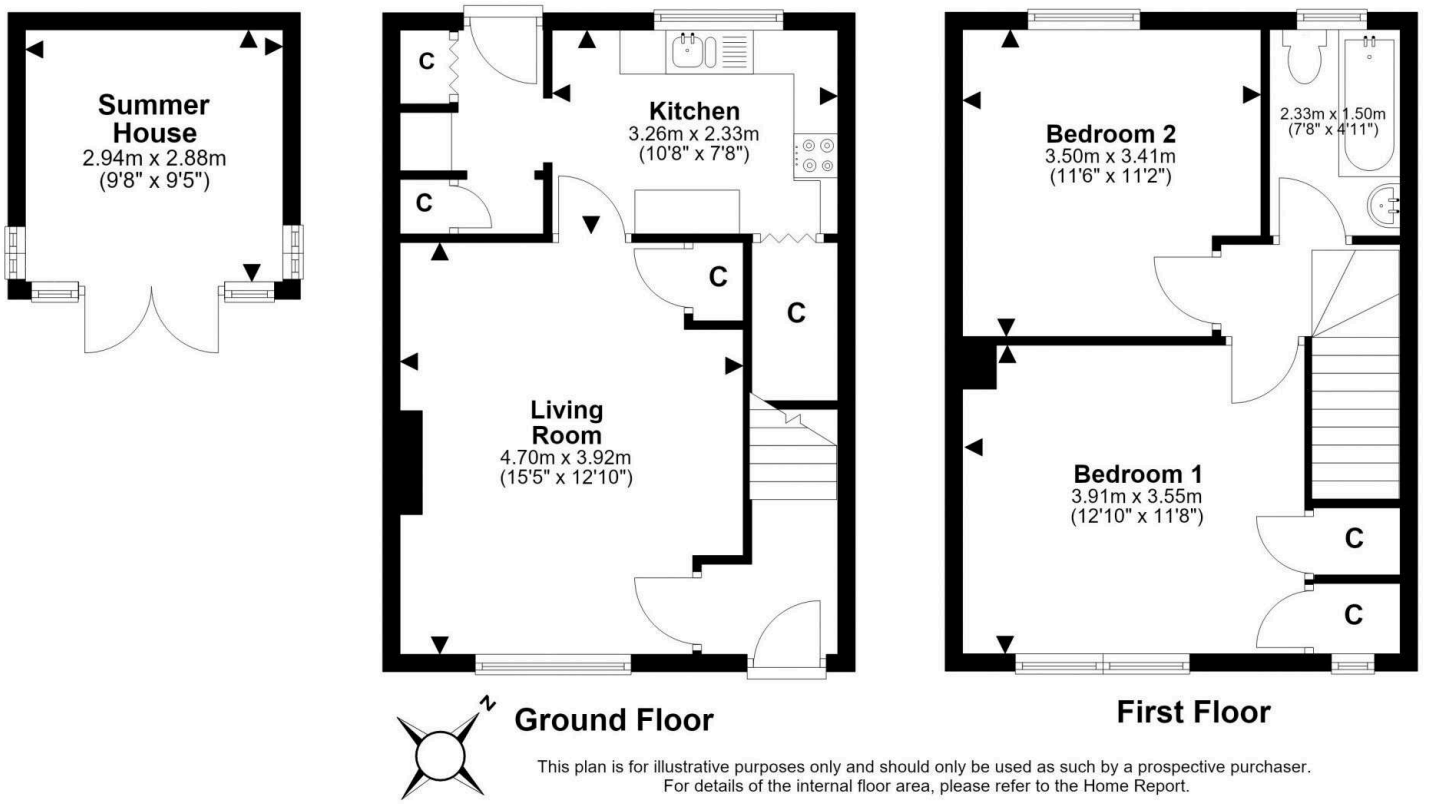
espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.