



45 Redburn Road
PRESTONPANS | EAST LOTHIAN | EH32 9NG


warners
solicitors & estate agents



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Set on a quiet street in the heart of Prestonpans, moments from excellent amenities, quick transport links, vast open green spaces and fine coastal walks is this spacious ground floor apartment. Boasting a private garden, a shared communal garden, ample external storage cupboard, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with picture window, a contemporary kitchen with attractive units, two well-proportioned double bedrooms and the flat is completed by a stylish shower room.

- Ground floor apartment on quiet street
- Heart of Prestonpans location close to excellent amenities
- Private and communal gardens
- External store, gas central heating and double glazing
- Welcoming hallway with deep storage cupboard
- Bright lounge
- Contemporary kitchen
- Two large double bedrooms
- Stylish shower room

Council Tax B. Energy Rating E.

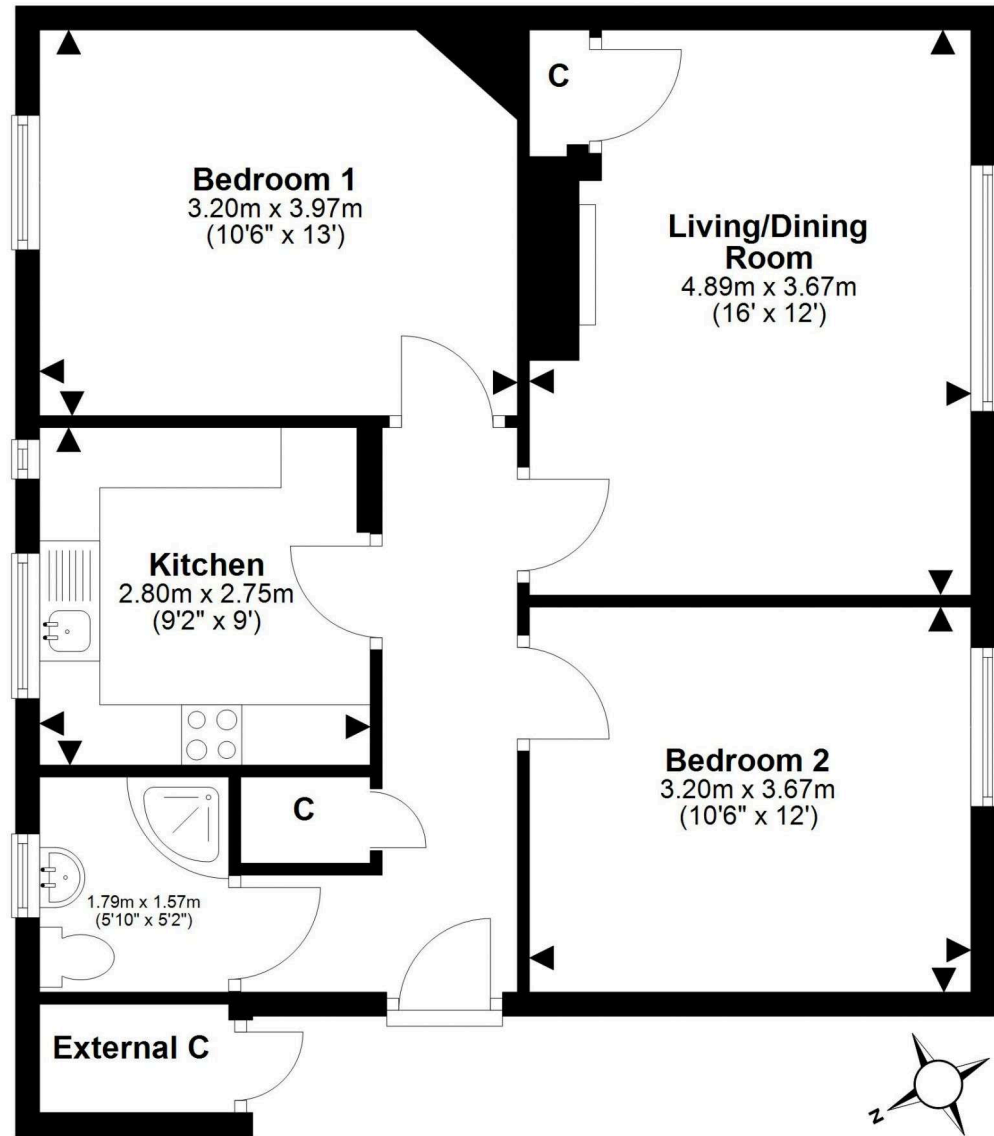
All fittings, fixtures, integrated kitchen appliances, washing machine, dishwasher, curtains and blinds will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Prestonpans has its own railway station taking you into the City in just 14 minutes.





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.