



26 Harlawhill Gardens  
PRESTONPANS | EH32 9JQ

  
**warners**  
solicitors & estate agents



## 26 Harlawhill Gardens

PRESTONPANS | EH32 9JQ

Set within a quiet and modern cul-de-sac, this immaculately presented semi-detached home is ideally located in the popular East Lothian coastal town of Prestonpans, offering an excellent balance of coastal living and swift access to Edinburgh. The property enjoys a prime yet convenient position close to a wide range of local amenities in Prestonpans and nearby Port Seton, well-regarded schooling, and an efficient public transport network including Prestonpans railway station. Musselburgh, the city bypass and main motorway links are also readily accessible, making this an ideal home for commuters and families alike.

Internally, the accommodation opens into a welcoming entrance hallway leading to a bright and comfortable lounge, complete with a useful storage cupboard. To the rear, the contemporary dining kitchen is fitted with attractive modern cabinetry and provides ample space for everyday dining and entertaining, with patio doors opening directly onto the enclosed rear garden, allowing for an excellent flow between indoor and outdoor living. Upstairs, a wide staircase leads to three well-proportioned bedrooms, one benefiting from integrated wardrobe storage, along with a stylish, fully tiled modern bathroom fitted with a three-piece suite and shower over the bath. Externally, the property enjoys private front and rear gardens, with the fully enclosed south-west-facing rear garden laid mainly to lawn and complemented by an inviting decked area, ideal for al fresco dining and outdoor entertaining. With its quiet setting, contemporary finish and superb location, this impressive home will appeal to a wide range of buyers and early viewing is highly recommended to fully appreciate all that is on offer.

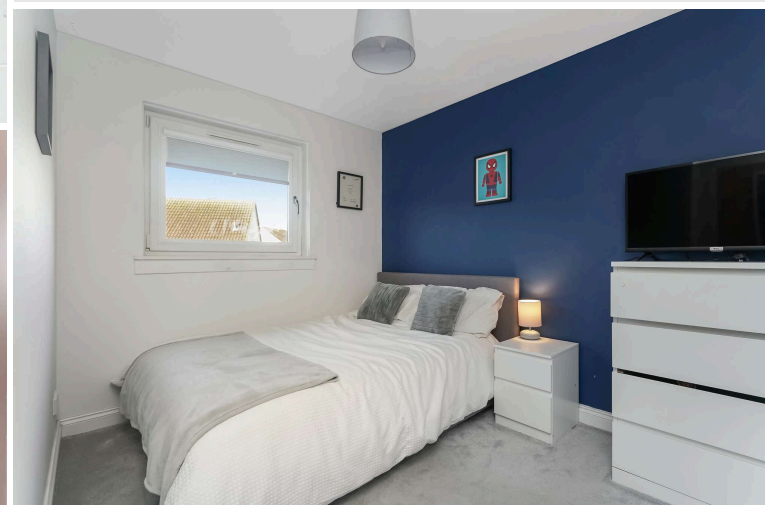
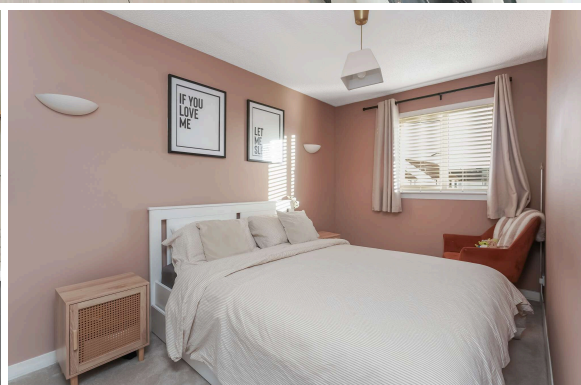
- Modern semi-detached house
- Quiet cul-de-sac
- Close to excellent amenities
- Private front and south west facing rear garden
- Private driveway
- Welcoming entrance hallway
- Bright lounge with storage cupboard
- Contemporary kitchen/dining room with French doors to rear garden
- Three well-proportioned bedrooms (one with integrated wardrobe)
- Stylish family bathroom

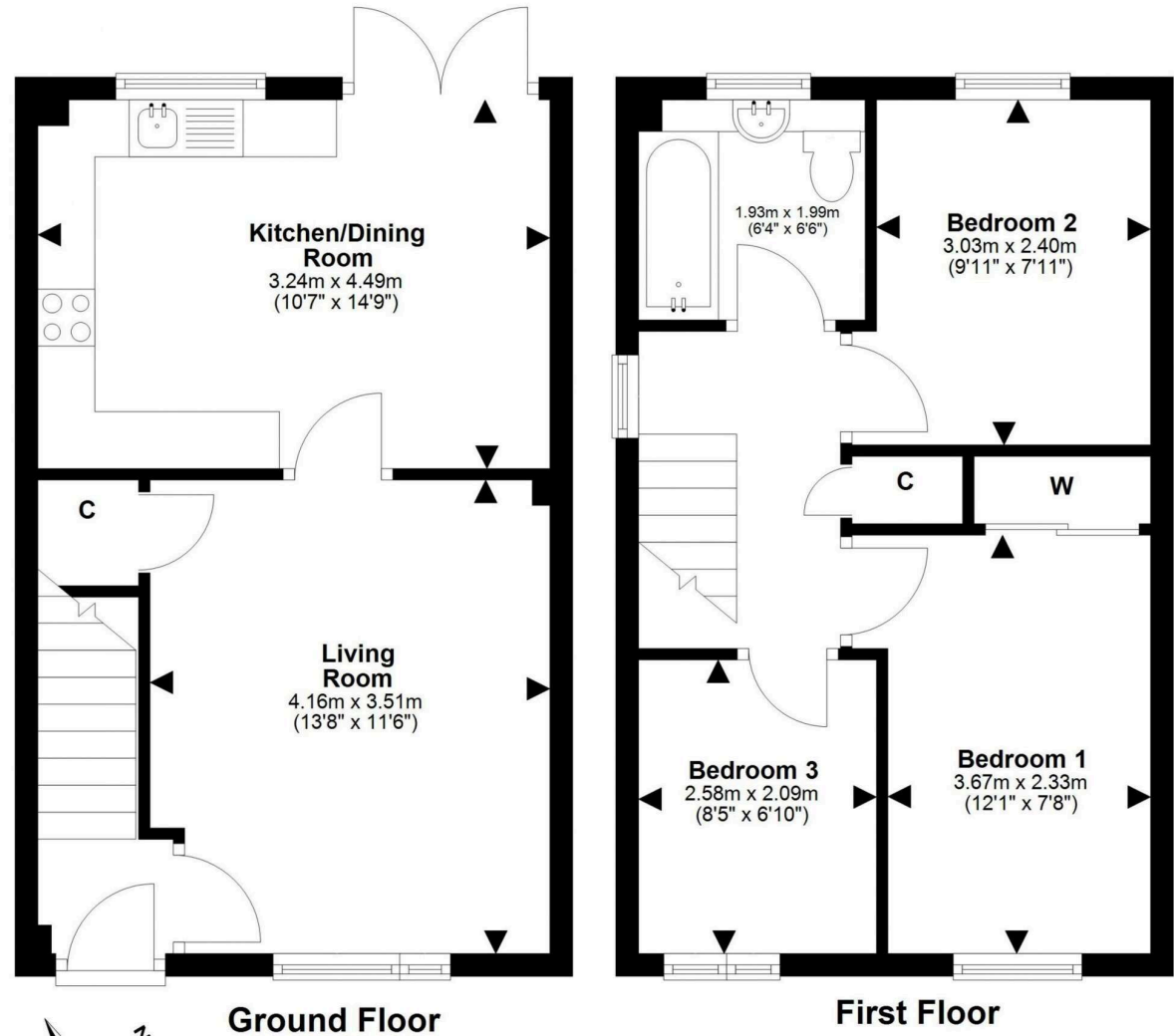
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Integrated kitchen appliances will be included in the sale of the property along with all blinds and curtains. CT: E Energy: C

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.