# 18 LABURNUM ARCH COURT

PRESTONPANS, EDINBURGH, EH32 9GZ

CURRAN & CO
PROPERTY



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## FIXED PRICE £280,000

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'Forming part of a small and exclusive residential development bordering historic Preston Tower and Gardens, 18 Laburnum Arch Court is an exceptionally spacious three-bedroom terraced townhouse'

- Exclusive Development Neighbouring Preston
- Spacious Terrace Townhouse
- Living/Dining Room
- Contemporary Dining Kitchen
- Three Generous Double Bedrooms
- Modern Family Bathroom
- Driveway, Garage & Private Rear Garden
- Move-in Condition Throughout





### Description

Forming part of a small and exclusive residential development bordering historic Preston Tower and Gardens, 18 Laburnum Arch Court is an exceptionally spacious three-bedroom terraced townhouse offering versatile family accommodation arranged over three storeys. Boasting a generous private garden overlooking the historic grounds, an integral garage and driveway, the property is presented in move-in condition and occupies a particularly attractive position within popular Prestonpans.

The ground floor accommodation comprises: welcoming entrance hall with under-stair storage cupboard and access to the integral garage which has a useful utility space; WC/Cloakroom; and contemporary dining kitchen fitted with a range of base and wall-mounted units, solid wood worktops, under-unit lighting and integrated fridge/freezer, oven, gas hob, extractor hood, and dishwasher.

A generous dining area sits alongside the kitchen, as well as French doors opening directly onto the private rear garden.

A carpeted staircase leads to the first-floor landing with storage cupboard off. The impressive living / dining room offers particularly generous proportions, with a Juliet balcony allowing plenty of natural light. Also on this level is a double bedroom with built-in wardrobes and Juliet balcony.

The second floor comprises: sizeable principal bedroom with extensive built-in wardrobes; further double bedroom; and family bathroom with shower over the bath, heated chrome towel rail and generous fitted storage.

Further benefits of the property include gas central heating and double glazing throughout.

Externally, there is a private driveway to the front of the house leading to the integral garage, together with additional visitor parking bays within the development. To the rear is an attractive and established private garden enjoying a particularly special outlook over the adjoining historic Preston Tower Gardens. Designed with outdoor entertaining in mind, the garden features a sizeable decked area, paved patio, timber pergola and mature planted borders.

### Extras

Extras to be included in the sale are all curtains and blinds, and integrated kitchen appliances.

### EPC Rating

The energy efficiency rating for this property is band C.

### Council Tax

This property is subject to council tax band E.















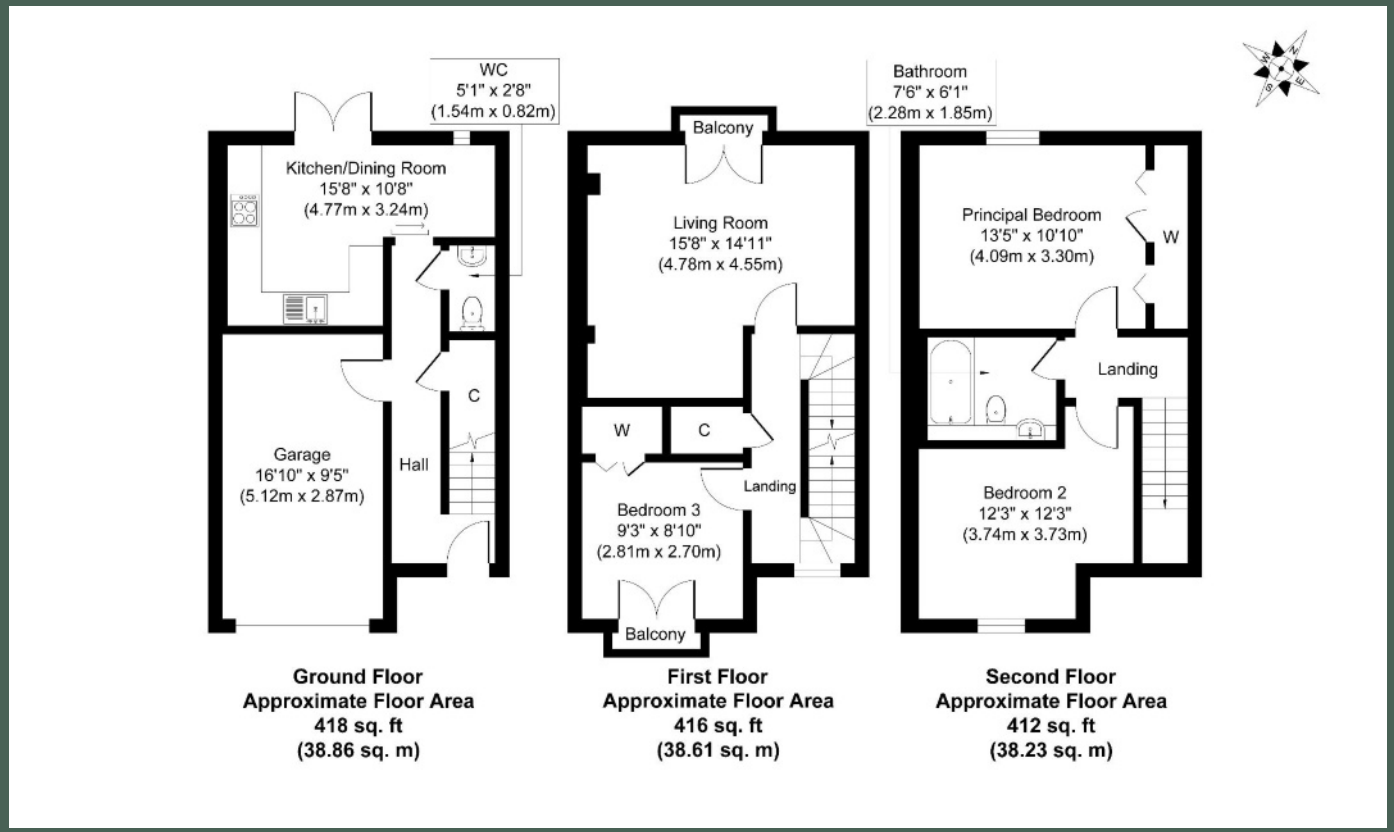




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Disclaimer
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.