



28 Wilson Avenue, Prestonpans, East Lothian, EH32 9PD

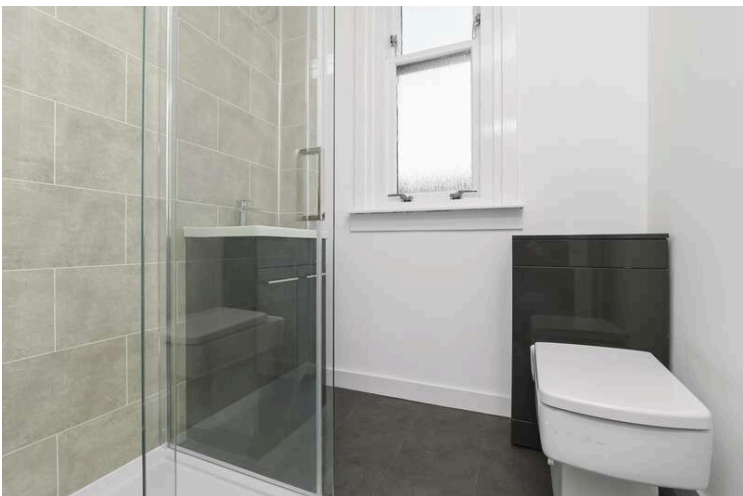
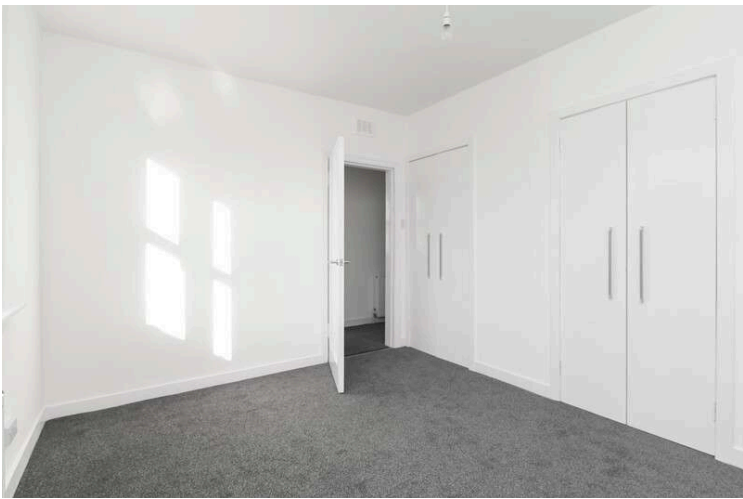
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Ideal opportunity for first-time buyers, professional couples and those looking for ground floor living. McDougall McQueen are delighted to present to the market this lovely, rarely available two-bedroom, semi-detached bungalow, situated in a quiet street in the much sought-after and popular East Lothian town of Prestonpans. The generously proportioned accommodation is presented in excellent condition throughout having been beautifully upgraded by its current owner. The property has garden grounds to the front, side and rear with a gated driveway providing off-street parking.

- Much sought-after property type in an excellent location
- Entrance vestibule
- Hallway with loft access
- Spacious living room with twin windows to the front, display and cupboard storage
- Newly fitted modern kitchen with a range of base and wall units, ceramic hob, oven, extractor, integrated fridge freezer and free-standing washing machine
- Newly fitted family shower room with double shower

- base, electric shower, sink and wc with vanity unit
- Main bedroom with twin windows to the front and two double wardrobes
- Bedroom two with window to the rear
- Double glazing + Gas central heating
- Good sized private garden grounds to the front, side and rear which are ideal for outside entertaining
- Gated driveway for off-street parking



## Location

Situated on the breath-taking East Lothian coast is Prestonpans, it links with neighbouring villages along the scenic east coast where many pleasant walks may 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 golf course 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 a regular public transport service operating nearby, easy access to the A1 linking with major motorway networks/Edinburgh city by-pass and a local rail link makes this an ideal base for the commuter.

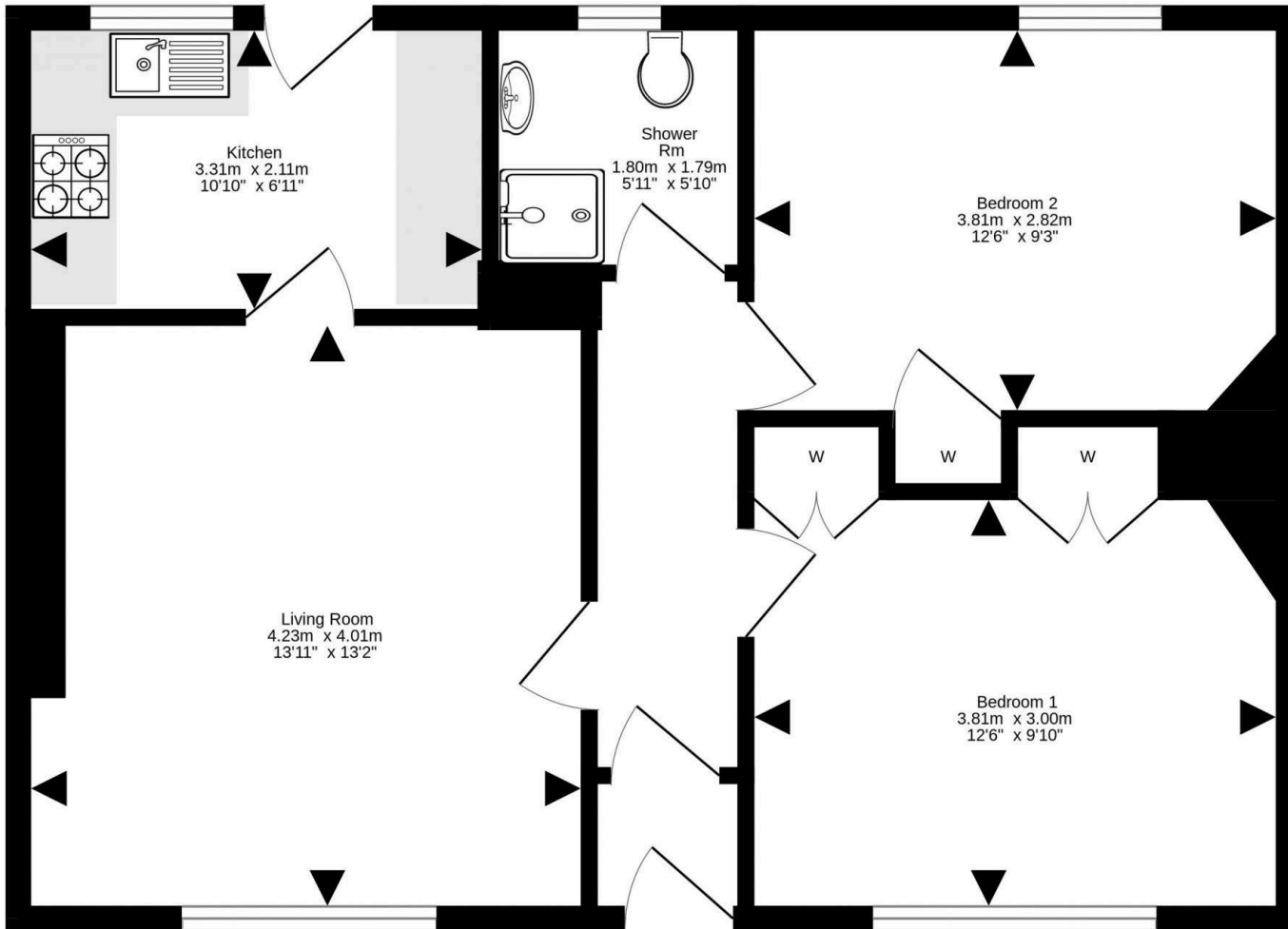
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, oven, hob, extractor, washing machine, fridge freezer and the garden sheds. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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