



1 WEST LOAN COURT
PRESTONPANS, EAST LoTHIAN, EH32 9NW



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COUNCIL
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This charming two-bedroom detached cottage is accompanied by private parking and a sunny outdoor seating area, with a peaceful off-road setting within a small courtyard development. This exclusive community sits within the town's conservation area, close to the historic Preston Tower Gardens and in walking distance of shops, the beach, and rail links connecting to central Edinburgh in just 20 minutes. There are also bus services into the city, day and night, that conveniently pass the property. The single-storey residence, its homely modern interiors, and well-connected coastal address will appeal to a wide demographic from professionals and young families, to downsizers and investors.

Stepping inside, a practical vestibule flows through to a central hall with deep storage and contemporary wood-inspired flooring – a durable finish continued throughout the home. Leading off the hall is a dual-aspect reception room with a neutral backdrop and large southerly-facing windows creating a light and airy environment for relaxation and seated dining. The reception room is conveniently connected to the kitchen, which also benefits from generous glazing. The kitchen is stylishly appointed with gloss-white cabinets, wood-toned countertops, and statement red tilework.

FEATURES

- Coastal town conservation area
- Small courtyard community
- Traditional detached cottage with modern interiors
- Entrance vestibule and hall with storage
- Sunny dual-aspect living/dining room with access to:
- Bright stylishly-appointed kitchen
- Two double bedrooms (one with storage)
- Bright shower room
- South-facing outdoor seating area
- Private off-street parking
- Gas central heating and double glazing





Neatly integrated appliances include a dishwasher, oven, gas hob, and hidden extractor hood. There is also an undercounter washing machine. Located to the rear of the property and reached via the hall are two double bedrooms illuminated by large windows. One bedroom incorporates useful fitted wardrobes. Completing the accommodation and framed by attractive tiling is a bright contemporary shower room with a WC-suite, vanity storage, and a walk-in shower enclosure. The property is kept warm and efficient via gas central heating and full double glazing.

Outside the cottage, there is a south-facing seating area and private parking. Within the walled courtyard, there is discreet bin storage.

Extras: All fitted flooring and window coverings, light fittings, and integrated/freestanding appliances are included in the sale.







Prestonpans, East Lothian

Prestonpans, with its thriving community spirit, offers lovely shore walks, open parks and countryside, all within a 20-minute commute (either by train or car) to the heart of Edinburgh city centre. The town has a good selection of amenities including; convenience stores, supermarkets, bistro, café, take-aways, pubs (one with award-winning food), bakers, library, Post Office, pharmacy, optometrist, vets, florist, gift shops, hair and beauty salons and a community centre. For more extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores and restaurants. The town has two primary schools and the comprehensive Preston Lodge High School. Fitness and outdoor pursuits can be found at the Mercat Gait Centre, the Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club and the East Lothian Indoor Bowling Club, all on your doorstep.





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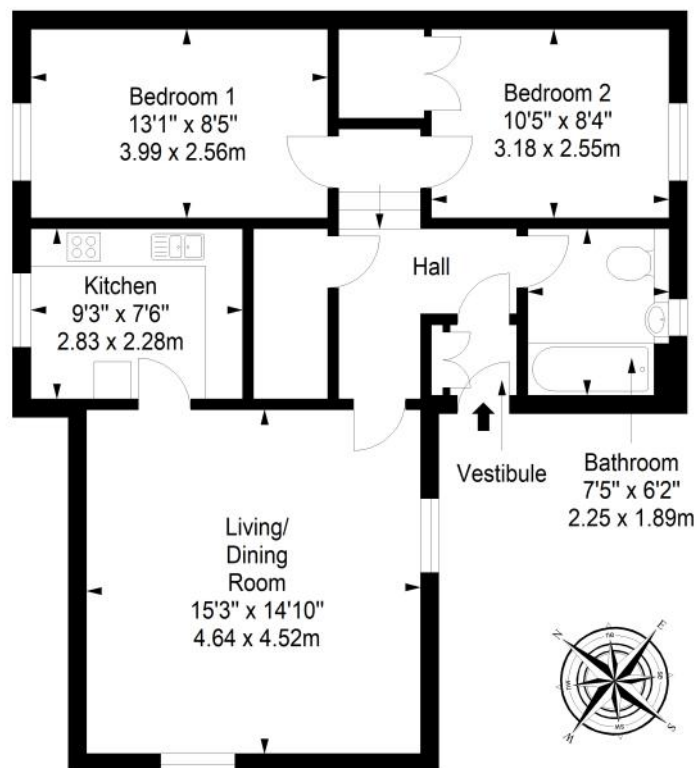
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 64.4 sq. metres (693.2 sq. feet)



Total area: approx. 64.4 sq. metres (693.2 sq. feet)