



16 Northfield Gardens, Prestonpans, EH32 9LQ



Welcome

Welcome to Northfield Gardens, this well-proportioned three bedroom end of terrace property offers bright and spacious accommodation arranged over two floors with an enclosed garden to the rear, residents and visitors parking available. The property is ideally located within an established residential area of the popular coastal town of Prestonpans and lies within easy reach of local amenities, schooling, lovely scenic open spaces along with swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance porch.
- Living/dining room with direct access to the rear garden.
- Modern fitted kitchen with integrated appliances.
- Bedroom three located on the ground floor.
- Upper landing, hatch to partially floored attic with a fixed ladder, two useful storage cupboards.
- Spacious double bedroom rear facing with built in wardrobe storage.
- Double bedroom rear facing.
- Bathroom comprising WC, wash hand basin, roll top bath, shower cubicle.
- Gas central heating.
- Double glazing.
- Enclosed garden to the rear to include the garden shed.
- Residents and visitors parking.







Prestonpans

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, throughout East Lothian 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

Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, integrated appliances and the garden shed. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.





Get in touch

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Property Hub:

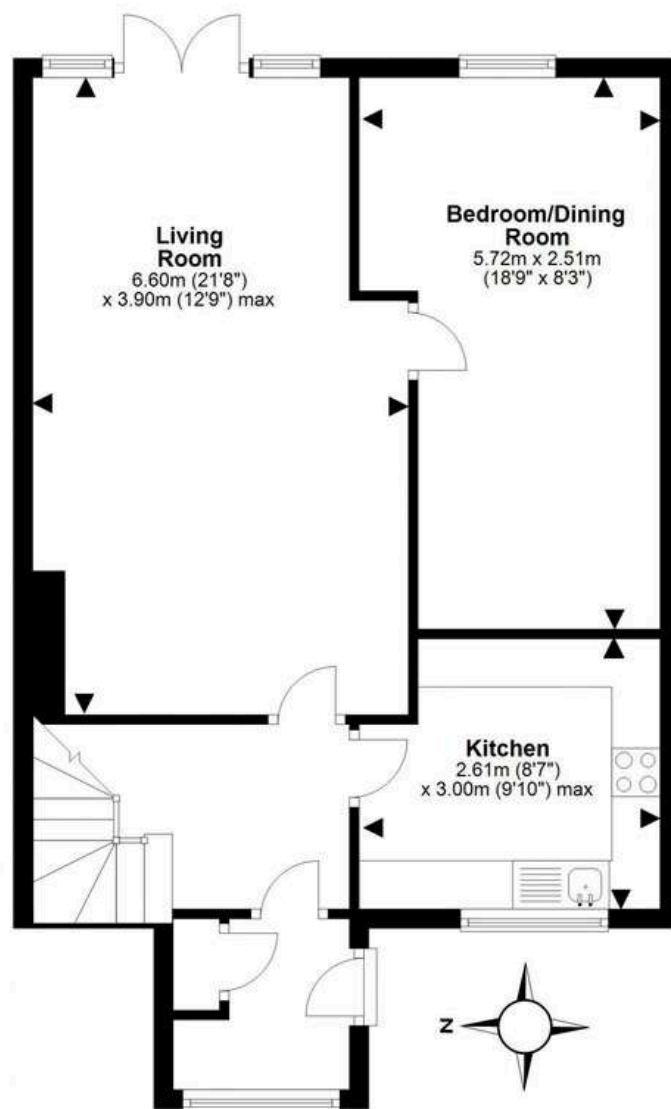
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

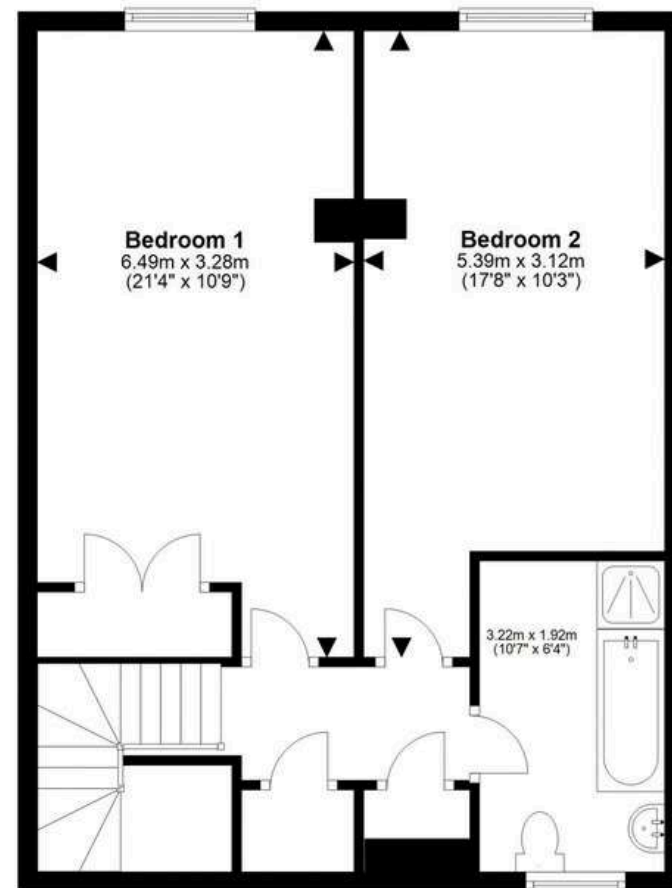
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.