



Solicitors & Estate Agents










Offers Over  
**£155,000**

## 24 Rigley Terrace

Prestonpans | East Lothian | EH32 9ND

An excellent opportunity has arisen to acquire this lovely two bedroom terraced villa pleasantly positioned within the ever-popular coastal town of Prestonpans. Close to superb day-to-day amenities and transport links, the property will undoubtedly suit a variety of purchasers including first-time buyers, young couples and growing families.

-  2 beds
-  1 public
-  1 bathroom
-  Private garden
-  Driveway
-  EPC Band - C
-  Council Tax Band - C



## Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway, bright and spacious dual-aspect lounge/diner with an electric fireplace, fully-fitted kitchen with a range of integrated and freestanding white goods as well as tiling in splash areas whilst being styled with wooden cabinets and a dark worktop, landing with attic access, first generous double bedroom with ample room for different configurations and a lovely open outlook, second good sized double bedroom with space for freestanding furniture, and a modern fully-paneled shower room with a rainfall shower, heated towel rail and light-up mirror.

Further benefits include an EV charging point, gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated electric hob, oven and extractor hood, freestanding fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the front of the property lies a low maintenance driveway for secure off-street parking while to the rear, a good sized private garden mostly laid to lawn. There is also on-street free parking to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.



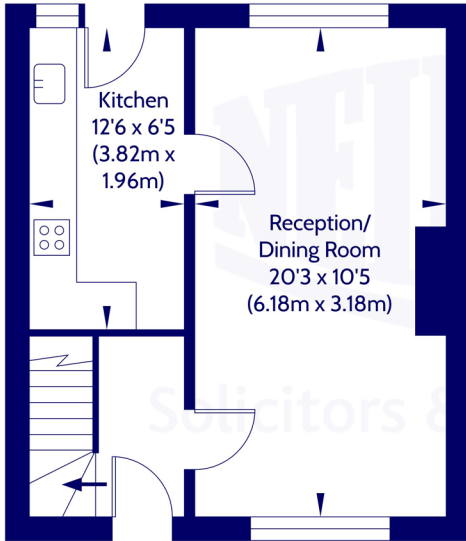


## Location

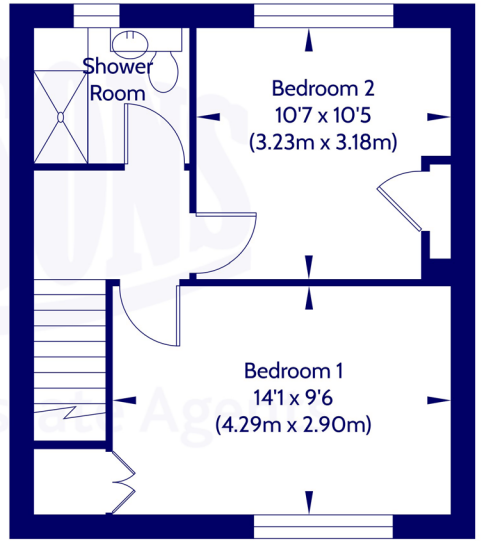
The small coastal town of Prestonpans, located approximately 10.7 miles via the A1 from Edinburgh therefore offering the commuter easy access to the City Centre and surrounding towns and villages. There is also a railway station at Prestonpans together with excellent bus services. Excellent local day to day amenities include Co-op, Scotmid & Lidl supermarkets. Nearby Musselburgh provides a good choice of sporting and recreational facilities including two sporting facilities, one of which has a swimming pool, two golf courses and the famous race course. Prestonpans offers schooling from nursery to senior level and many beautiful coastal walk/cycle paths.



Approx. Gross Internal Floor Area 65.12 Sq M / 701 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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