



# 11 REDBURN ROAD

Prestonpans, East Lothian EH32 9BW



1  
Public Room



3  
Bedrooms

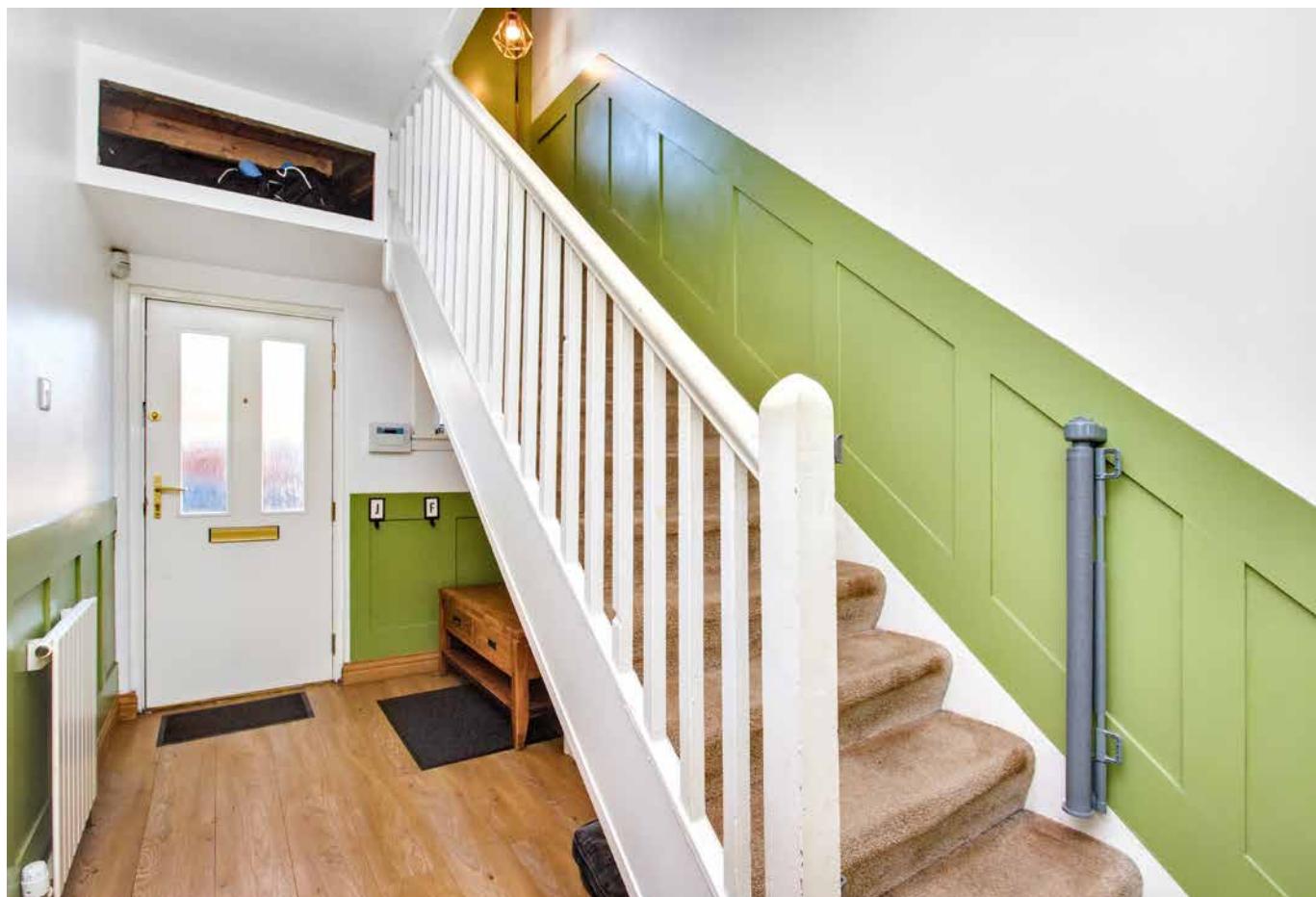


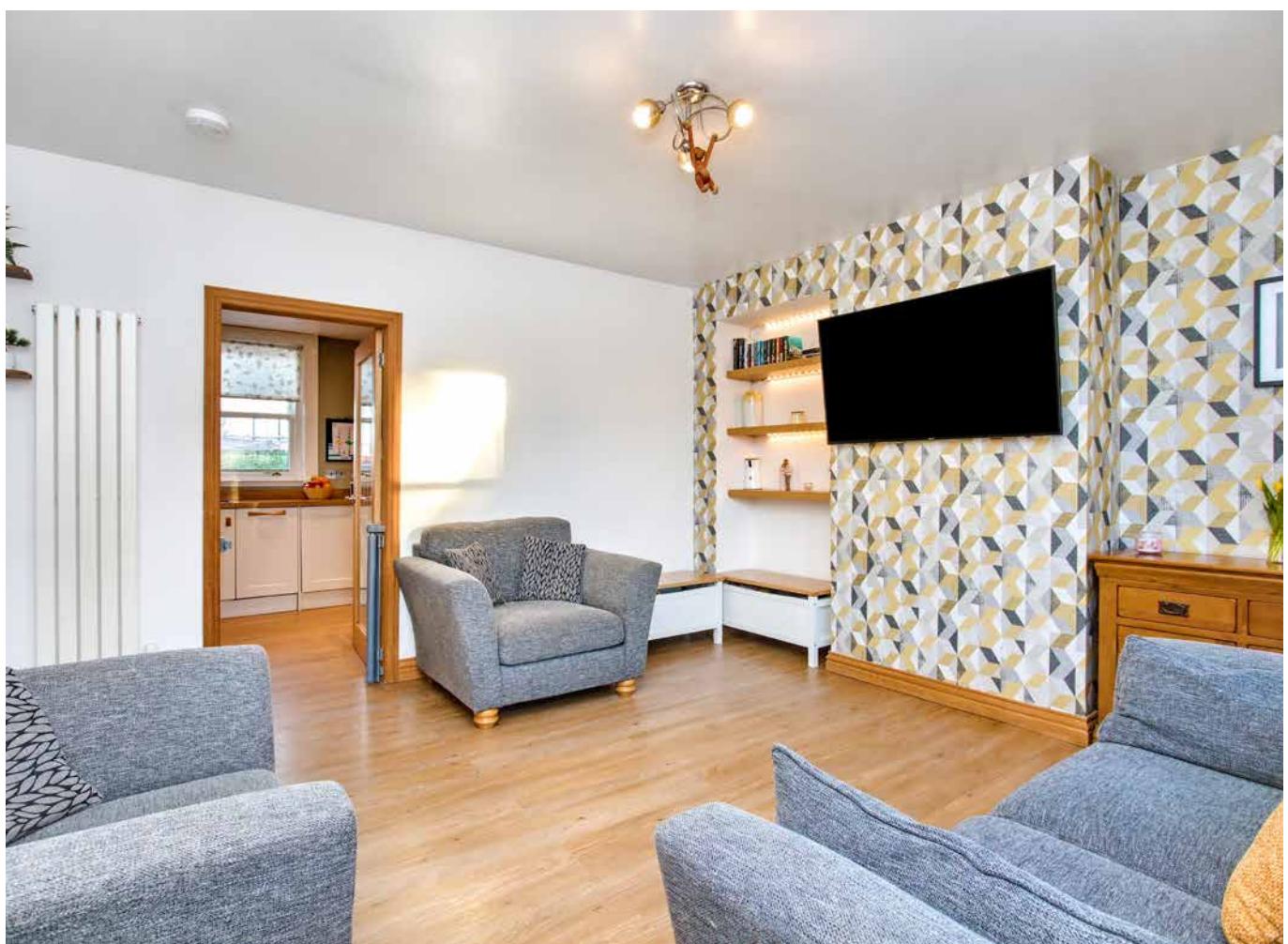
1  
Bathroom



# 11 REDBURN ROAD

Located a stone's throw from the sea, this three-bedroom, end-terrace house in the charming coastal town of Prestonpans boasts spacious, family-friendly spaces over two levels. The well-presented interiors comprise a welcoming entrance hall, a bright living room, an integrated dining kitchen with garden access, three double bedrooms and a bathroom with an L-shaped shower bath. Outside, the property benefits from an enclosed rear garden with paving and lawn areas and a front driveway provides off-street parking for multiple vehicles.







D

EPC  
RATING

C

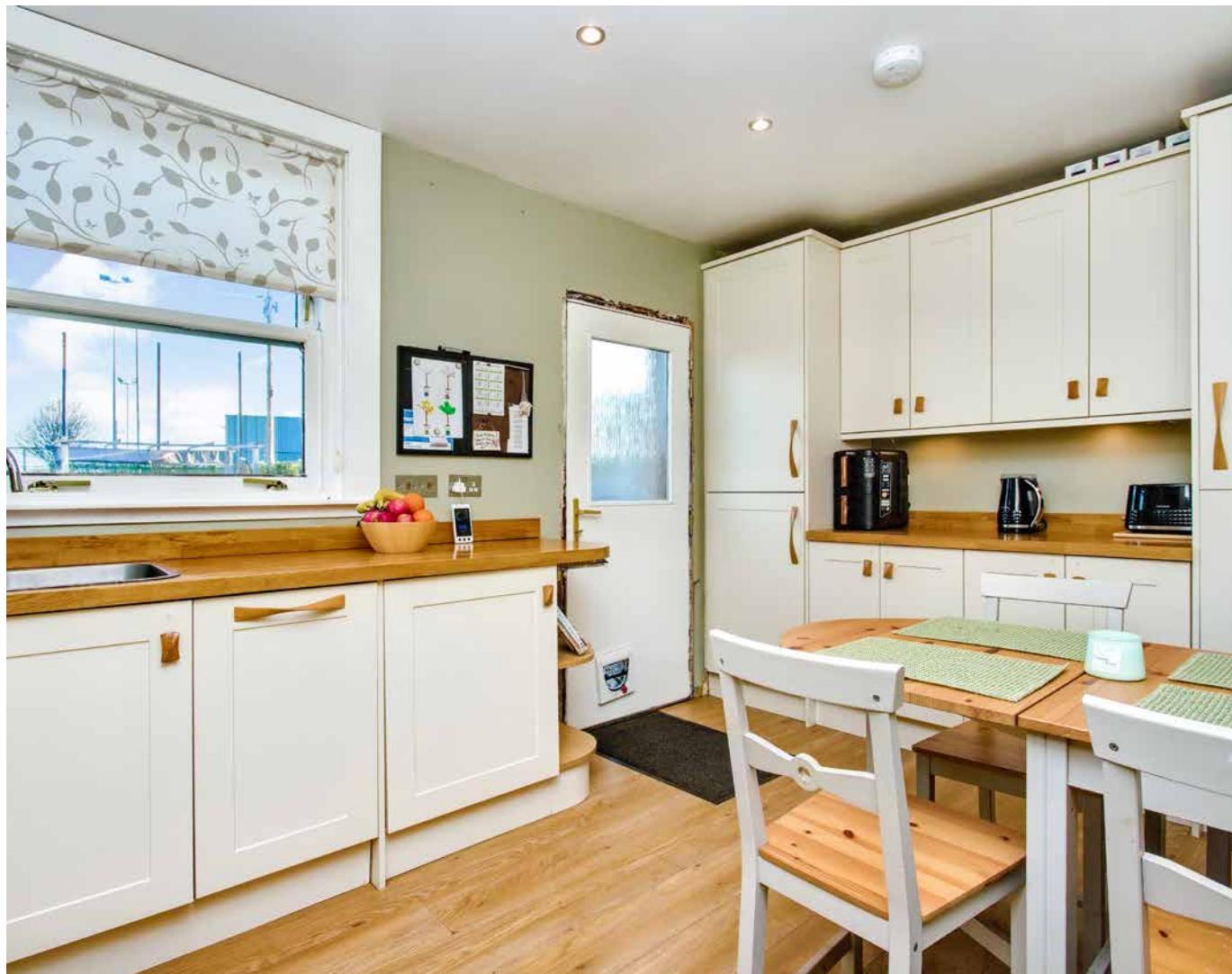
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

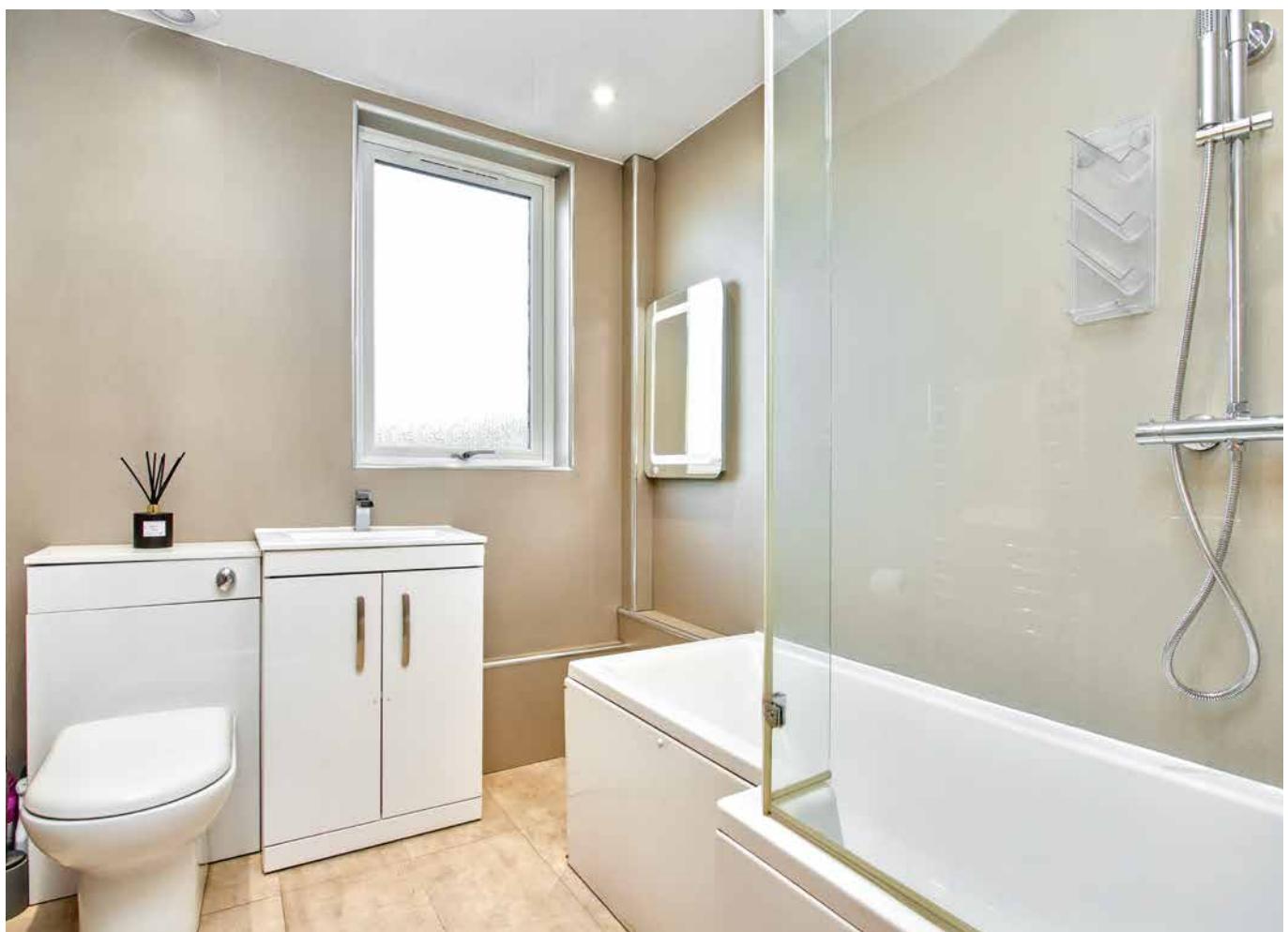


## Features

- End-terrace family house
- Desirable seaside location
- Sun-filled living room
- Integrated kitchen with dining area and garden access
- Principal double bedroom
- Second double bedroom
- Third double bedroom/home study
- Naturally-lit bathroom with shower bath
- Enclosed rear garden
- Private driveway
- Gas central heating and full double glazing

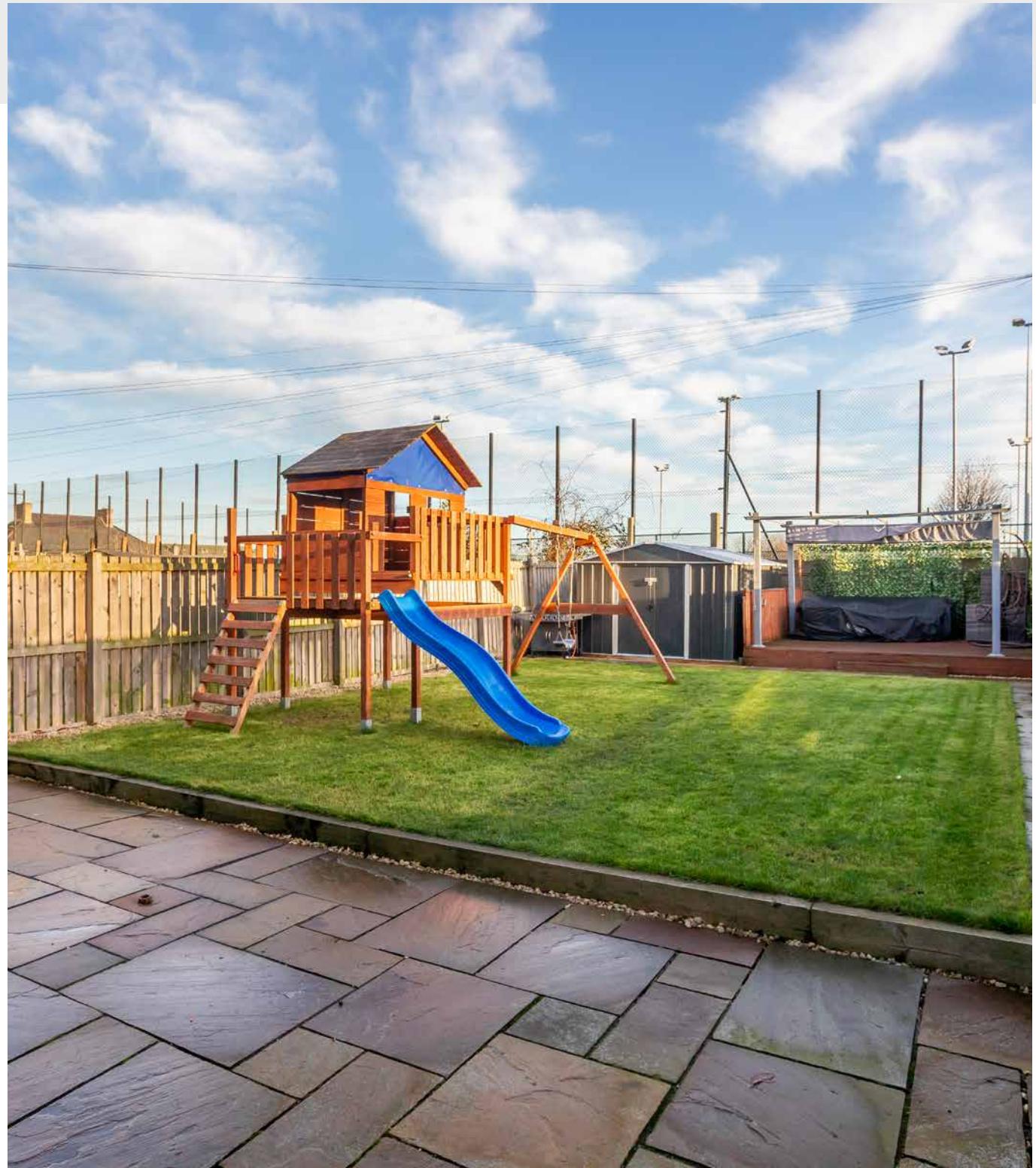






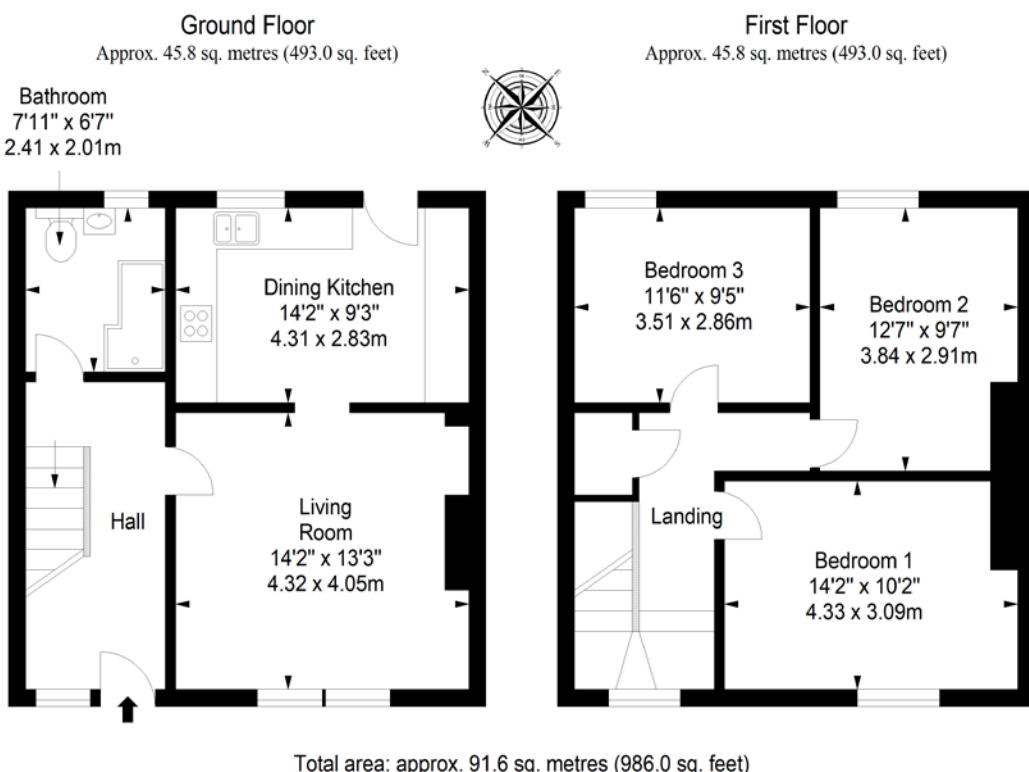


Extras: All kitchen appliances, the metal garden shed and the outdoor children's climbing frame /swing set are included in the sale.



# PRESTONPANS

Situated on the rugged East Lothian coast is Prestonpans, a town which has seen considerable development in recent years, with a thriving community spirit. Each summer, the area hosts the Three Harbours Festival with neighbouring Cockenzie and Port Seton. There are lovely shore walks, open parks and countryside, all ideal places to escape the hustle and bustle and enjoy the outdoors. With Prestonpans train station only a mile away, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car, with the A1 providing an accessible and fast commute. Regular bus services travel from here to Edinburgh and beyond. Prestonpans offers a good selection of amenities and shops including; convenience stores, supermarkets, bistro, café, take-aways, pubs (one with award-winning food), bakers, bank, Post Office, pharmacy, optometrist, vets, florist, gift shops, hair and beauty salons and a community centre. For further and extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores. The town has two primary schools and the comprehensive Preston Lodge High School. Loretto offers private schooling at both primary and secondary levels and is less than 4 miles away. The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre - a Sports Centre with an Olympic size swimming pool, sauna, steam room and hydrotherapy pool as well as a Bodyworks Gym and Dance Studio. 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 are all on your doorstep.



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