



28 Preston Terrace, Prestonpans, East Lothian, EH32 9HR



Welcome

Welcome to 28 Preston Terrace, Prestonpans, a lovely, end-terraced house with two-bedrooms, and conservatory, offered for sale and brought to the market by McDougall McQueen. We are delighted to present this spacious, rarely available family home to the market, situated in a popular residential area, in the lovely East Lothian town of Prestonpans. The property benefits from a modern fitted kitchen and bathroom, living room, dining room, conservatory, gas central heating, double glazing, and private garden grounds to the front and rear with a driveway for off-street parking. This superb property offers excellent value for money in today's market and is sure to prove to be a popular family option. Prestonpans is ideally placed for the commute to Edinburgh city centre, the A1, City Bypass and Scottish road network. Viewing is by appointment and should be made at your earliest convenience.

- Entrance hallway with stairs to the upper level and bespoke built-in under stair storage
- Spacious living room with front facing window and ornate fireplace
- Dining room with patio doors to the conservatory
- Conservatory with light and power
- Modern fitted kitchen with a range of base and wall units, wood effect worktops, gas hob, glass splashback, extractor, oven, and free-standing white goods
- Upper hallway with boiler store cupboard and walk-in store cupboard with light
- Lovely family bathroom with three-piece white suite, electric shower over the bath, folding shower screen, wc and sink with vanity unit
- Main bedroom with rear facing window and built-in storage
- Bedroom two with dual aspect windows to the side and rear, built-in storage, and ladder access to the loft
- Attic with storage, light and power
- Double glazing and gas central heating
- Private garden grounds to the front and rear with a garden shed
- Driveway for off street parking



Prestonpans

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

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

Get in touch

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 **CHARTERED FIRM**

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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