



71 North Grange Avenue, Prestonpans, East Lothian, EH32 9BP

Light & Tastefully Presented, Two Bedroom, Mid-Terrace Villa, with Gardens & Driveway

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Property Description

Light and tastefully presented, flexible two-bedroom, mid-terrace villa with a generous garden and a driveway. Located in a quiet, established residential area of Prestonpans, East Lothian. Comprises an entrance hallway, living room, dining/kitchen, two flexible bedrooms, a study, and a family bathroom.

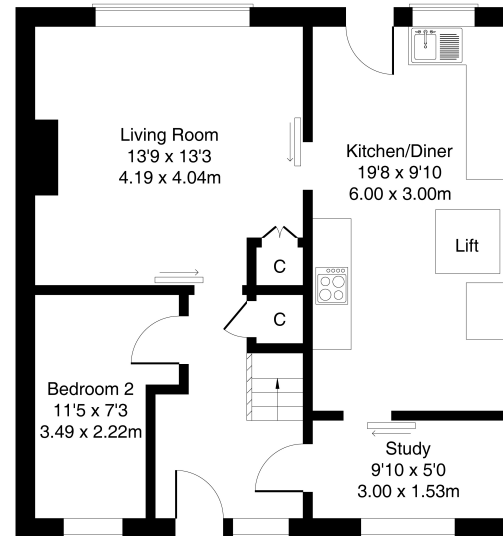
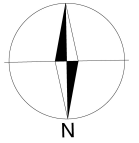
Rarely available - fully optimised for disabled access with a mobility lift to the upstairs, a walk-in bath, and ramp access to both the front and rear. Highlights include a modern fitted kitchen and bathroom, and contemporary flooring and lighting. In addition, there is double glazing, gas central heating and excellent integrated storage. With a mono-blocked driveway to the front, there is a large rear garden featuring patios, a lawn and a store shed.

A bright and welcoming entrance hall, finished with carpeted flooring, features a useful understair storage cupboard and provides access to the staircase, lounge, study and a versatile second bedroom. Positioned to the rear of the property to enjoy a sunny southerly aspect, the generously proportioned lounge is a comfortable and inviting space, complete with a feature fireplace, built-in storage cupboard and carpeted flooring. Accessed from the lounge, the spacious kitchen enjoys direct access to the rear garden and also connects to the study, while a lift provides convenient access to the first floor. The kitchen is well equipped with a range of fitted units, stone-effect worktops, carpeted flooring and recessed spotlighting.

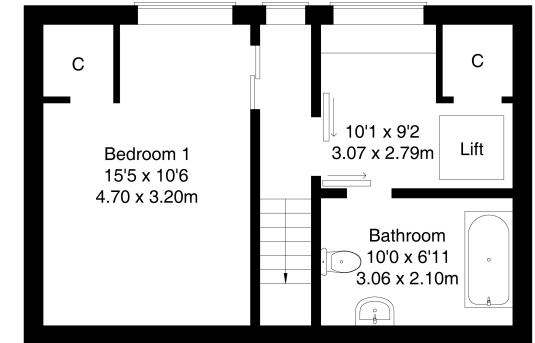
To the front of the property, the second bedroom is presented with carpeted flooring and a pendant light fitting, while the adjoining study offers excellent flexibility for home working or additional living space, complemented by modern wood-effect flooring and a front-facing window. On the first floor, the generous principal double bedroom provides ample space for freestanding furniture and benefits from practical eaves storage cupboards. The former second bedroom has been thoughtfully reconfigured to create a potential dressing room, which in turn leads to the spacious, fully tiled bathroom. The bathroom is fitted with a contemporary suite, including a walk-in bath, offering comfort and accessibility.



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Ground Floor



First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Prestonpans is a welcoming coastal town on the shores of the Firth of Forth, located around eight miles east of Edinburgh. The town offers a range of everyday amenities including local shops, convenience stores, a post office, supermarkets, cafés, and other essential services that cater well to residents. Prestonpans also benefits from a selection of leisure and cultural attractions such as the historic Prestongrange Museum, attractive coastal walks, nearby beaches, and

excellent golfing at the renowned Royal Musselburgh Golf Club. Further recreational opportunities, schooling, and shopping facilities can be found in the surrounding East Lothian towns. The area is well served by frequent bus services and regular rail links from Prestonpans Railway Station, making it a convenient location for commuters travelling to Edinburgh and other nearby centres.





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