



12 Rowberry Walk, Prestonpans, East Lothian, EH32 9GH

Beautifully Presented Three-Bedroom Terraced Home with Private Gardens and Allocated Parking

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Property Description

Beautifully presented and generously proportioned three-bedroom terraced home with private gardens and allocated parking. Peacefully situated within a quiet cul-de-sac in the highly desirable Prestonpans area, east of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, a single bedroom, a family bathroom, and a ground-floor WC.

Rarely available family home in a sought-after location, offering an impressive and comfortable living environment.

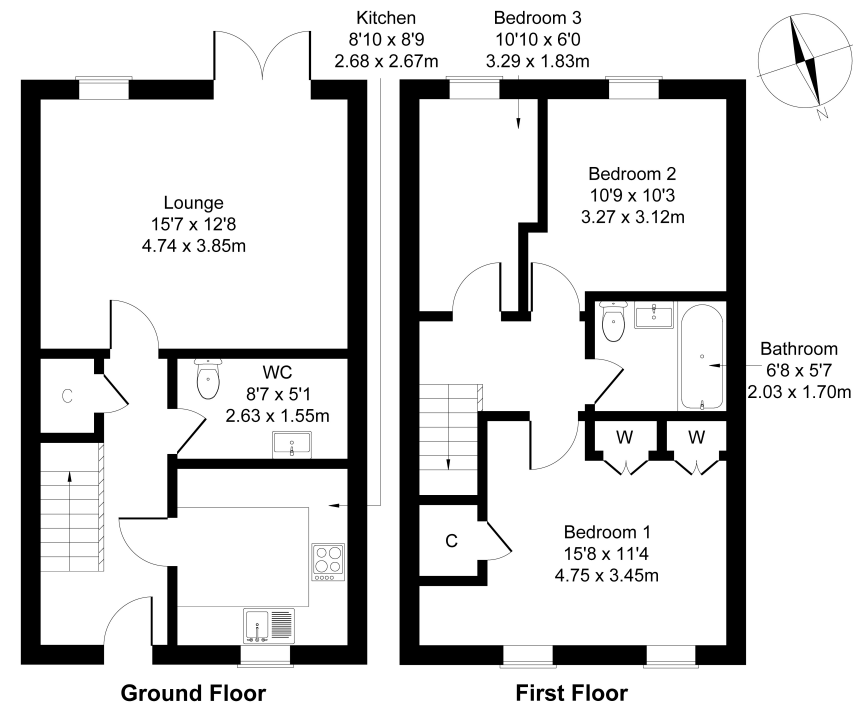
Further highlights include a stylish fitted kitchen, modern bathroom, extensive spotlighting, and contemporary flooring throughout. Tastefully finished in modern décor, the home also benefits from gas central heating and double glazing throughout.

Low-maintenance front landscaping, with a generous rear garden featuring a paved patio, lawn, and useful storage shed.

A welcoming entrance leads you into the property, with the hallway flowing through to the spacious living/dining room, complete with contemporary flooring throughout and tasteful décor. This inviting space also offers direct access to the private garden, making it ideal for both entertaining guests and relaxing. The kitchen is positioned to the front of the property and is finished to a high standard, featuring modern worktops with matching upstands, a stainless steel sink with drainer, and an integrated oven with a gas hob and canopy extractor above.

A convenient WC is located just off the hallway. Carpeted stairs lead to the first floor, providing access to bedrooms one, two and three, all finished with contemporary carpeting to create a warm and comfortable feel. The principal bedroom further benefits from a large wardrobe, offering excellent additional storage space. Completing the property is the family bathroom, fitted with a three-piece suite comprising a bath with shower over and a ladder-style heated towel radiator.

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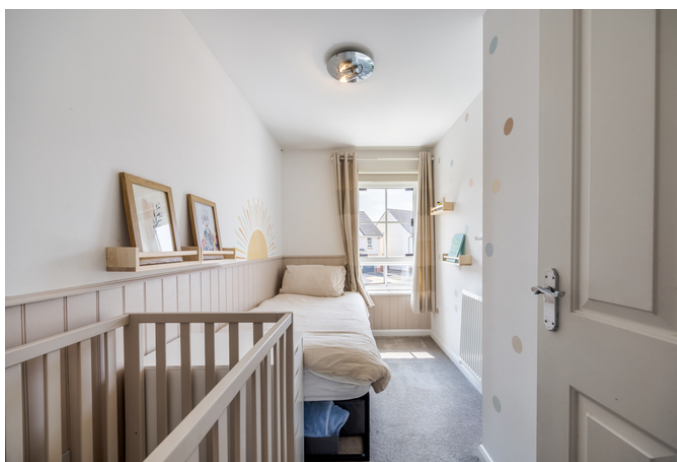
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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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