



44 Clanranald Avenue, Prestonpans, East Lothian, EH32 9FP

Beautifully Presented & Spacious, Four-Bedroom, Detached Home with Gardens & Driveway

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Property Description

Beautifully presented, spacious and flexible, this four-bedroom detached family home offers generous living accommodation, with gardens and a driveway. Set within a popular, family-oriented residential development in Prestonpans, East Lothian.

Comprises an entrance hallway, living room, conservatory, dining room, kitchen, a storeroom, four bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a modern fitted kitchen with appliances, stylish bathroom suites, spotlighting, and quality Kamdean flooring on the ground floor. In addition, there is gas central heating, double glazing, multiple TV points, and superb storage including a loft and a semi-converted garage into a flexible storeroom.

Externally, a south-facing rear garden includes a lawn, paved patio and wood-decked patios, whilst the front features a lawn and a double driveway. The development also offers additional unrestricted on-street parking and visitor spaces, and well-maintained communal grounds including a children's playground.

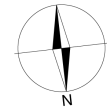
A welcoming entrance hall provides access throughout the ground floor, including the staircase to the upper level and a convenient WC. To the rear, the stylish living room enjoys Kamdean flooring, recessed spotlighting, a wall-mounted TV point, and patio doors opening into a generous conservatory. Providing an additional reception space, the conservatory offers an ideal setting for relaxing or entertaining, with direct access to the enclosed, south-facing rear garden. Also positioned to the rear, the well-appointed kitchen benefits from garden access and is fitted with a range of wall and base units, stone-effect worktops, a tiled splashback, a sink with drainer, and an integrated oven and gas hob. Freestanding appliances are available by separate negotiation. To the front, a bright and flexible dining room offers an ideal formal dining space or additional family room and includes a useful built-in understair cupboard. Completing the ground floor is a versatile storeroom, also benefiting from built-in storage, providing excellent potential for a home office, hobby room or playroom.

Upstairs, the generous master bedroom is positioned to the front and features a built-in wardrobe, carpeted flooring and a contemporary en-suite shower room. Three further well-proportioned bedrooms are set to each aspect, all presented with light, neutral décor and carpeted flooring. Completing the accommodation, the family bathroom is fitted with a modern three-piece suite, including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (1356 sq ft - 126 sq m.)



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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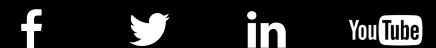
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