



3 North Grange Grove, Prestonpans, East Lothian, EH32 9JP

Tastefully Presented, Two-Bedroom, Traditional Lower Villa with Private Gardens

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Property Description

Tastefully presented, two-bedroom, traditional lower villa with private gardens. Located close to the waterfront of the popular seaside town of Prestonpans, East Lothian.

Comprises an entrance hallway, living room, kitchen, sun porch, two double bedrooms, and a bathroom.

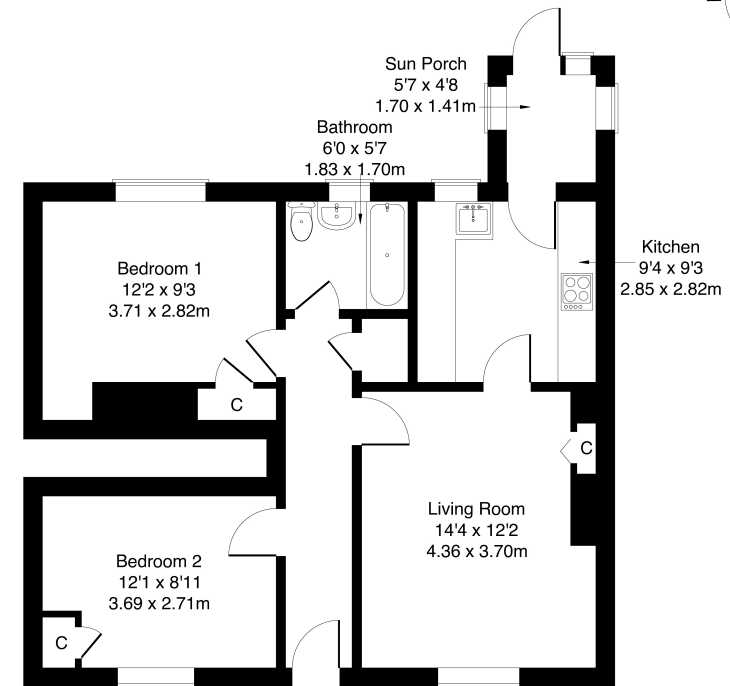
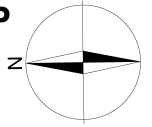
Highlights include a fitted kitchen with a full range of appliances, gas central heating, and double glazing. Externally, there is low-maintenance landscaping to the front, whilst to the rear is a generous garden plot with a patio, a small lawn and two storage sheds.

Welcoming you into the property and leading you through to the spacious living room, finished with carpeted flooring and large windows allowing plenty of natural light to flow throughout the space. The living room provides further direct access into the kitchen, finished with tiled-effect flooring, granite-effect worktops with wooden upstands, a stainless steel sink with drainer, as well as a cooker with electric hob, washing machine, dishwasher and fridge freezer. The kitchen leads through into the sunroom, providing additional living space and access to the private rear garden, making this an ideal space for entertaining guests.

Bedrooms one and two feature matching contemporary flooring flowing seamlessly from the hallway into both rooms, with light and neutral décor throughout, while one bedroom further benefits from built-in wardrobes, ideal for additional storage. Completing the property is the family bathroom, comprising a three-piece suite with a shower over the bath.



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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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