



3b New Street, Prestonpans, East Lothian, EH32 9JW

Beautifully Presented and Characterful, Main Door, Two-Bedroom Double-Upper Villa

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Property Description

Beautifully presented and characterful, main door, two-bedroom double-upper villa forming part of a charming stone-built period building. Set close to the waterfront and High Street shopping, in the heart of Prestonpans, East Lothian.

Comprises an entrance hall and stairway, a hall, a living room, a dining/kitchen, two double bedrooms and a bathroom.

With tall ceilings and generous room sizes, this characterful property has been updated throughout and finished in light contemporary decor. Highlights include a modern fitted kitchen, a stylish bathroom, a wood-burning stove, double glazing and HIVE gas central heating.

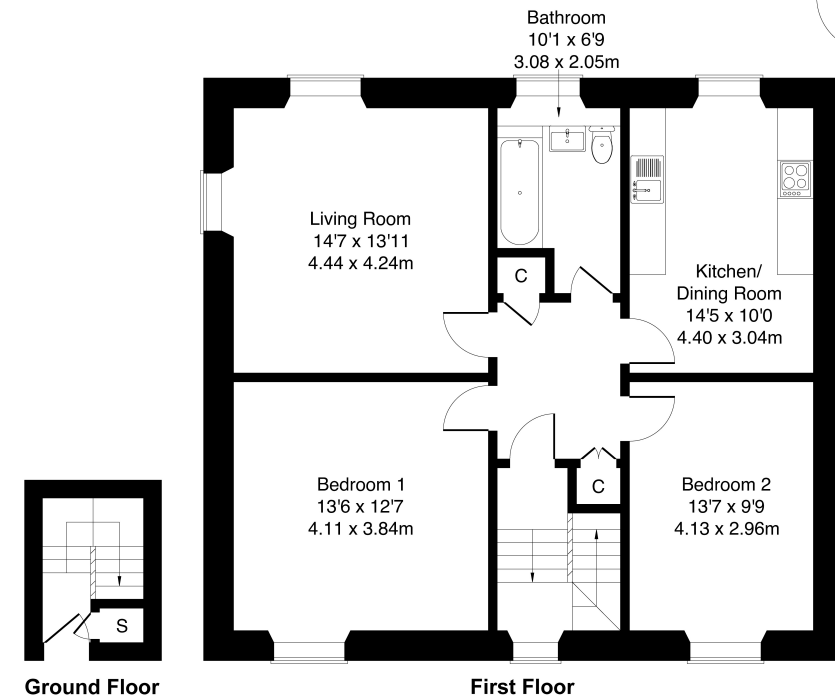
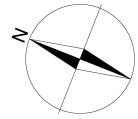
Additionally, there is modern flooring, a period cast-iron stair bannister, and superb storage including a semi-converted loft space. Accessed via a shared vennel, the private patio garden is set to the rear, giving access to the entrance and featuring a storage shed.

An entrance welcomes you into the property, with convenient storage space upon entering. Carpeted stairs lead you to the first floor, providing further access to all rooms and allowing for a seamless and functional living space. The hallway leads into the living room, with the space finished with contemporary flooring throughout, complemented by light and tasteful décor. The room further features a fireplace, creating the perfect setting for relaxing. Opposite the living space is the dining/kitchen area, complete with matching flooring from the living room.

The kitchen has been finished to a modern standard with granite-effect worktops, a tiled-effect splashback, a stainless-steel sink with drainer, as well as an integrated oven and electric hob with canopy above, washing machine, dishwasher, microwave and fridge/freezer. Bedrooms one and two are set opposite each other, with both offering generous space for flexible living and finished with carpeted flooring throughout, providing comfort and relaxation. Completing the property is a tiled bathroom, comprising a three-piece suite with a shower over the bath and a ladder-style 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 serve residents well. Prestonpans also benefits from a selection of leisure and cultural attractions, including the historic Prestongrange Museum,

attractive coastal walks, nearby beaches, and excellent golf 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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