



2 Nimmo Avenue

PRESTONPANS, EH32 9PE

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Peacefully set in the coastal town of Prestonpans, Opening out to the west-facing garden this beautifully presented two-bedroom end-terrace property with a stunning garden and driveway offers room is beautifully designed with handsome wood-inspired flooring and a warm colour scheme.

From its gated front garden where a pathway is L-shaped in design the contemporary kitchen showcases natural hued and cream wall and floor units and quartz worktops. High-spec integrated appliances include an eye-level microwave, oven, induction hob, and extractor hood.

South-east-facing it exudes a feeling of modern elegance with its serene colour palette, herringbone carpeting, louvred shutters, and living flame fireplace nestled in a striking white mantle. French doors then lead into the triple-aspect dining kitchen.





Across the hallway, the principal double bedroom with its herringbone carpeting and neutral wall finishes offers a relaxing retreat. It adjoins a useful and versatile utility which in turn offers rear garden access. The second double bedroom is light and airy with a tasteful interior. Finally, a well-appointed contemporary bathroom complete with a hidden cistern WC, bath, shower enclosure, washbasin built into vanity, and a chrome towel radiator.

Externally, the enclosed garden with its lush lawn, borders, paving, and timber pergola is a delightful outdoor escape. There is a store which is ideal for garden furniture and equipment.

FIXTURES & FITTINGS



All fitted floor coverings, fitted blinds, light fixtures, and integrated microwave, oven, ceramic hob and extractor hood are included in the sale. The integrated fridge-freezer, dishwasher and washing machine, and the free-standing additional washing machine and tumble dryer are also included. Furniture and curtains may be available by separate negotiation.



PROPERTY FEATURES

- ❑ End terrace two-bedroom bungalow
- ❑ South-east-facing sitting room
- ❑ Two double bedrooms
- ❑ Dining kitchen opening to the garden
- ❑ Utility
- ❑ Contemporary bathroom
- ❑ Front and side gardens with store
- ❑ Driveway
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - D
- ❑ Tenure - Freehold

PRESTONPANS

Situated on the picturesque Firth of Forth, 8 miles east of Edinburgh, Prestonpans stands out as a popular coastal town with a welcoming and friendly community.

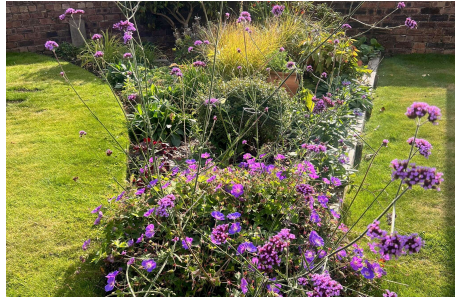
It boasts an array of amenities perfect for daily shopping needs including a Co-op, chemist, post office, and Lidl supermarket.

Residents can find more extensive shopping in nearby Musselburgh and Portobello as well as at Fort Kinnaird Retail Park which houses well-known eateries such as Pizza Express; high street shops like TK Maxx, Boots, and Primark; and an Odeon multiplex cinema.

For leisure pursuits, the Mercat Gait Sports Centre has a 25m swimming pool and gym. There is easy access to East Lothian's picturesque beaches including Seton Sands and those at Gullane and North Berwick, as well as renowned golf courses at the latter two locations and beyond. The region also offers fantastic opportunities for walks, cycles, and horse riding.

There is a local primary school and the property is within the catchment area for Preston Lodge High School. Additionally, private schooling is available at Loretto in Musselburgh with further choices available in Edinburgh. Commuters will benefit from the convenience of the train station at Prestonpans complete with parking, offering swift links into Edinburgh. For those driving in, Edinburgh's City Centre is approximately a 40-minute journey via the A1

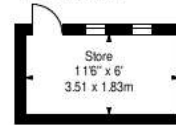




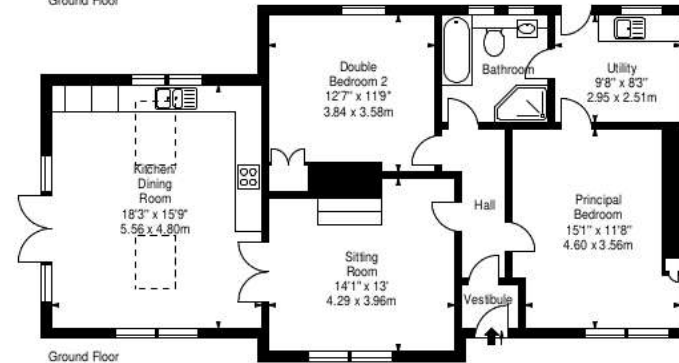
Nimmo Avenue,
Prestonpans,
East Lothian, EH32 9PE



Approx. Gross Internal Area
1050 Sq Ft - 97.55 Sq M
Store
Approx. Gross Internal Area
69 Sq Ft - 6.41 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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