



4 West Seaside, Prestonpans, East Lothian, EH32 9BA

Well-Presented Two-Bedroom, Corner-Aspect Villa Offering Superb Views

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Property Description

A well-presented two-bedroom, corner-aspect villa is set directly adjacent to the Forth waterfront and offers superb views. It forms part of an established residential development in the heart of Prestonpans, East Lothian.

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

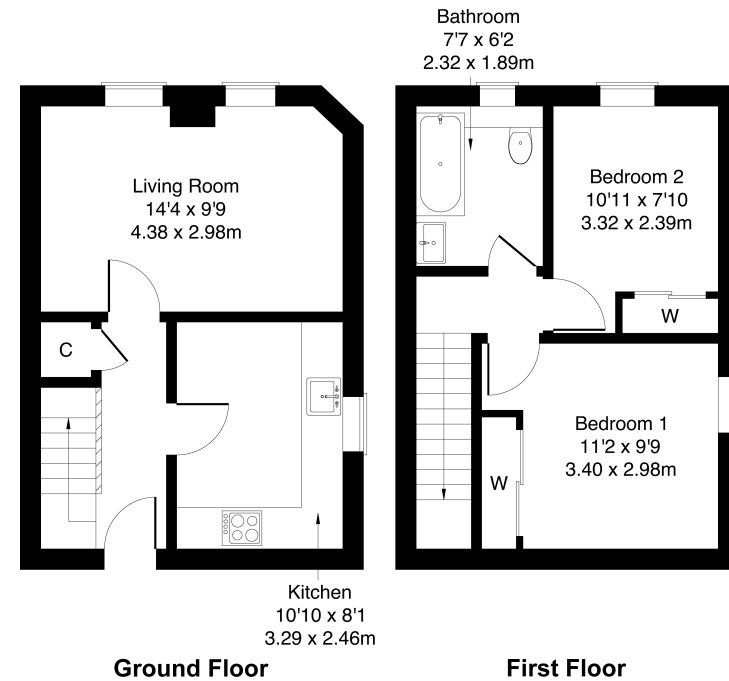
With north-facing views to Fife and the Edinburgh skyline, there is a fitted kitchen with appliances, gas central heating and double glazing. In addition, there are multiple TV points, a modern bathroom, good storage including bedroom wardrobes, a residents' car park and an EV charger.

An entrance welcomes you into the property and leads through to the living room, finished with carpeted flooring and featuring two windows with waterfront views, allowing plenty of natural light to flow throughout the space. The kitchen is finished with tiled flooring, contemporary countertops, and a tiled-effect splashback, along with a stainless-steel sink with drainer, an integrated oven, a gas hob with canopy above, and space for additional appliances.

Carpeted stairs lead to the first floor, providing further access to both bedrooms. The carpeted landing flows seamlessly into both bedrooms, creating a warm and comfortable environment ideal for relaxation, with each bedroom further benefiting from a wardrobe providing excellent storage. Completing the property is the family bathroom, fitted with a three-piece suite comprising a shower over bath, wash hand basin and WC, along with 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 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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