



15 GRANGE CRESCENT WEST
PRESTONPANS, EH32 9LU

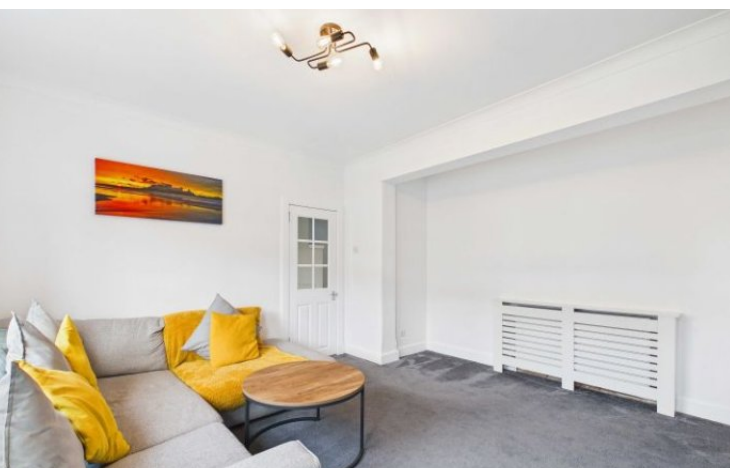


PROPERTY SUMMARY



Boasting a convenient position in Preston, within the popular coastal town of Prestonpans, 15 Grange Crescent West is appealing mid-terraced home offering an excellent blend of modern comfort, outdoor space and connectivity. The location is particularly appealing for commuters, with Prestonpans railway station providing regular services towards Edinburgh, while the nearby coastline and Seton Sands offer opportunities for beach walks and outdoor recreation. Local shops, cafés, schools and everyday amenities are also within easy reach.

The bright accommodation includes a welcoming hall with storage, comfortable living room with twin front-facing windows and a modern breakfasting kitchen with rear garden access. Three well-proportioned bedrooms, a smart bathroom and useful attic room with Ramsay ladder access provide excellent flexibility.







Pristine interiors, private gardens and off-street parking

FEATURES

- Pristine mid-terraced house in Preston
- Part of an established residential neighbourhood
- Close to shops, rail links and the beach
- Bright entrance hall with storage
- Comfortable living room with twin front-facing windows
- Modern breakfasting kitchen with rear access
- Three well-proportioned first-floor bedrooms
- Smart ground-floor bathroom
- Useful attic room with Ramsay ladder access
- Private front and rear gardens with a shed
- Private driveway
- Gas central heating and double glazing

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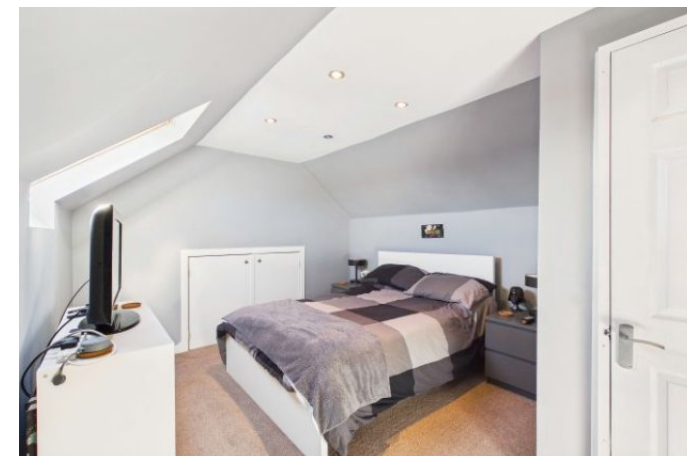
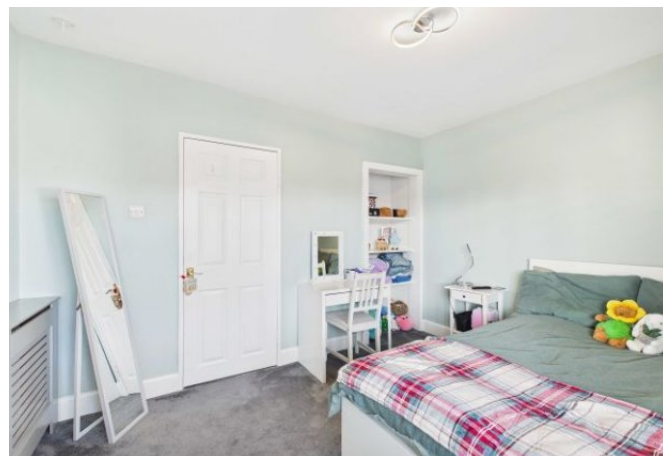
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CLICK HERE
for a virtual tour of the property



"three-bedrooms, a family
bathroom, plus a versatile attic
room"





Outside, the property enjoys private front and rear gardens, with the rear providing a handy space for relaxing and day-to-day family use. A private driveway adds welcome off-street parking, while gas central heating and double glazing complete the home.

Extras: all fitted floorcoverings, light fittings and integrated appliances are included in the sale.





Prestonpans

Situated on the rugged East Lothian coast is Prestonpans – a thriving town that has seen considerable development in recent years. There are lovely shore walks, public parks, and open countryside to enjoy – ideal places to escape the hustle and bustle.

With Prestonpans train station, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car via the A1.

Prestonpans offers a good selection of amenities and shops, while nearby Fort Kinnaird Retail Park provides more extensive shopping outlets. The town is served by two primary schools and one secondary school, while Loretto School in Musselburgh offers private education at both primary and secondary level.

The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre – a sports centre with an Olympic-sized swimming pool, a sauna, a steam room, and a hydrotherapy pool, as well as a gym and a dance studio. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club are all on your doorstep too.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington



HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



EPC RATING



COUNCIL TAX BAND

