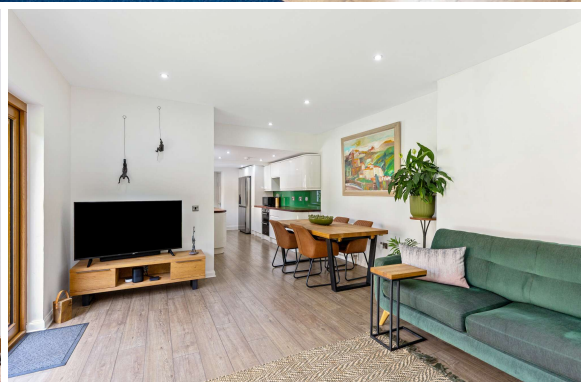




Ivanhoe Station Road
PRESTONPANS | EH32 9EP


warners
solicitors & estate agents





Ivanhoe Station Road

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Nestled on a quiet street in the heart of Preston village conservation area, moments from the train station, excellent amenities and the vast open East Lothian countryside is this spacious semi-detached house. Offered to the market in immaculate move-in condition this extended home boasts manicured gardens, a driveway and a delightful summer house this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright living room with gas stove which flows through to the luxury kitchen with attractive units and sleek worktops and a generously sized family/dining room with doors opening out onto the garden. The downstairs is completed by a large bay windowed double bedroom. Following up a carpeted staircase the upper level enjoys three well-proportioned double bedrooms and the home is completed by an exquisite bathroom with bath and separate shower.

Externally the front garden is a low maintenance haven with a driveway and colourful plants. The South facing sunny rear garden has a paved section ideal for al fresco dining and entertaining with an area laid to lawn and a delightful summerhouse perfect for unwinding, working from home or hosting get togethers.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Semi-detached home on quiet street in the heart of Prestonpans
- Moments from the train station
- Private front and rear gardens with driveway
- Immaculate condition and thoughtfully extended
- Welcoming hallway
- Bright lounge with gas stove
- Luxury kitchen with stylish units
- Sumptuous dining and family space with doors opening onto the facing garden
- Four spacious double bedrooms
- Exquisite bathroom with shower and separate bath
- South facing rear garden with paved section, laid to lawn area and a summer house

All integrated kitchen appliances will be included in the sale of the property including dishwasher, washing machine & American style fridge/freezer, other items include all roller blinds and wall mounted TV in summerhouse. EPC: CT:



The popular and historic East Lothian coastal town of Prestonpans is located within convenient commuting distance of Edinburgh. The property enjoys an enviable location yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer, including a variety of shops, take-aways and a Lidl supermarket. For a more comprehensive range of amenities, Musselburgh is just a little further afield, and Fort Kinnaird Retail Park is only a short drive away hosting several clothing shops, restaurants, and entertainment facilities. Schooling is well represented from nursery to senior level, while leisure activities include coastal walks, and there are sports facilities moments away at the Mercat Gait Swimming Pool and Leisure Centre. The property is close to an efficient public transport network, including direct buses and trains to Edinburgh and North Berwick. The city bypass and A1 are also within easy reach for commuting further afield.





