



63 Harlawhill Gardens

Prestonpans, East Lothian, EH32 9JH



VMH ESTATE AGENTS



Excellent semi-detached home with 2 bedrooms in a quiet, convenient location

- Spacious sitting room
- Modern breakfast kitchen
- Conservatory/dining room
- 2 double bedrooms
- Family bathroom with white suite
- Excellent storage provision
- Popular & convenient location
- Beautiful south-facing garden
- Driveway & front garden
- Gas central heating & double glazing

Offers Over :

£200,000



Further information can be found in the home report.

About the Property

A well-presented semi-detached modern home with 2 double bedrooms, enjoying a quiet cul-de-sac position in the popular seaside town of Prestonpans.

Finished to a good standard this excellent home further benefits from a conservatory perfect for relaxing in the sun, with direct access to an enclosed south-facing rear garden. To the front there is a private front garden and driveway.

The accommodation consists of a welcoming entrance vestibule, leading into an attractive sitting room and modern breakfast kitchen, complete with appliances and a conservatory also used as a dining room in the past. Upstairs, there are two double bedrooms and a family bathroom with 3-piece white suite.

Extras

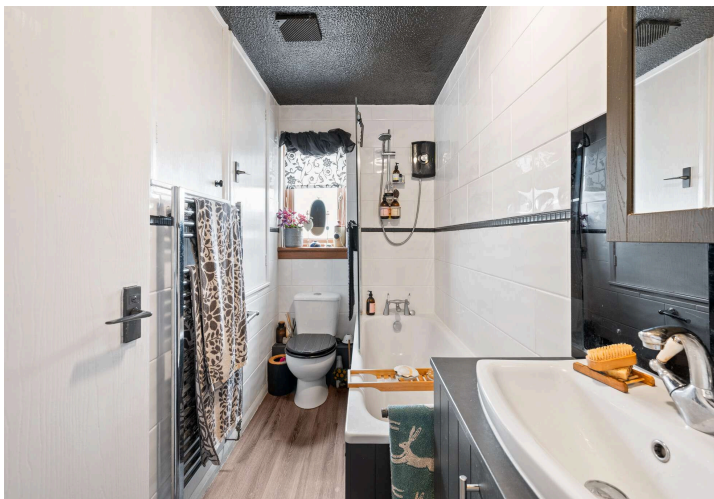
To include all fitted carpets, curtains, curtain pole, blinds, integrated kitchen appliances - washing machine, fridge/freezer, oven, gas hob & extractor hood, along with both garden sheds.





📍 Location

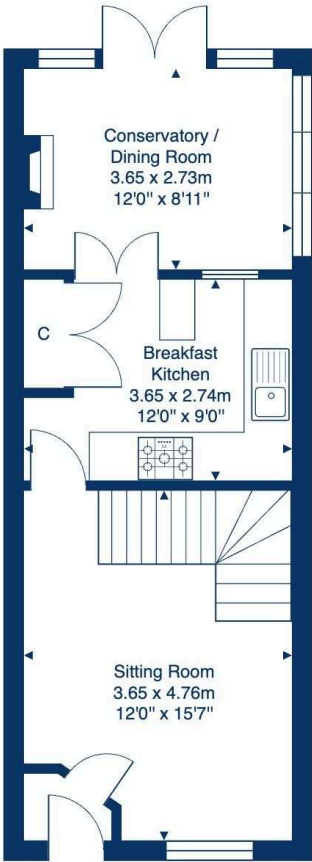
Prestonpans is a popular East Lothian town, set amid pleasant open countryside with excellent beaches nearby at Port Seton, Longniddry, Aberlady and Gullane. There are several primary schools in the area as well as Preston Lodge High school. Local shopping is made easy with Lidl and Co-op supermarkets virtually on the doorstep. Also on the High Street is a newly opened dental surgery and a veterinary surgery, with a library, medical centre, community centre and sports centre with swimming pool just a few minutes' walk away. An Asda superstore and Fort Kinnaird Retail Park are just a short drive away offering many high Street stores as well as a good selection of restaurants and a new cinema complex. There are frequent bus services to Edinburgh City Centre and North Berwick with bus routes serving Musselburgh, Port Seton and Tranent as well as a railway station with "Park and Ride" facilities at Prestonpans which takes you to the capital in under 20 minutes. With the A1, close by, leading to the City Bypass and Scotland's motorway network, Prestonpans is an ideal location for the commuter.



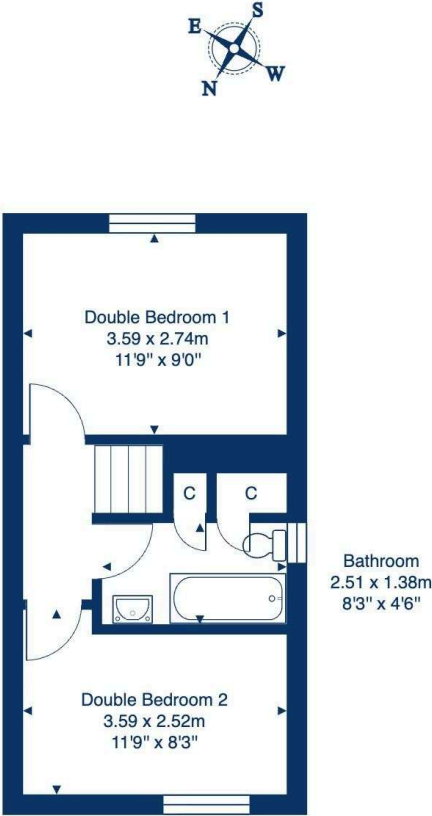


Floor Plan

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Ground Floor



First Floor

Total Area: 65.8 m² ... 708 ft²

All measurements are approximate and for display purposes only.



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