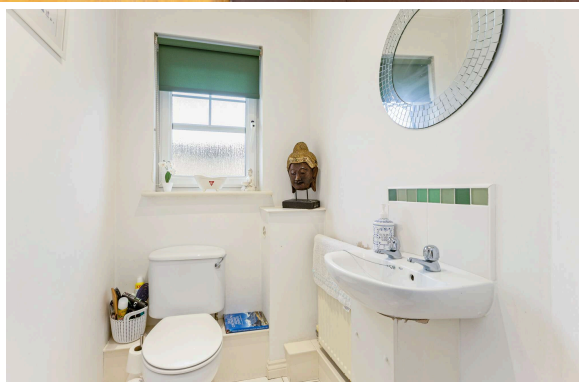




40 Clanranald Avenue
PRESTONPANS | EAST LOTHIAN | EH32 9FP


warners
solicitors & estate agents



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PRESTONPANS | EAST LoTHIAN | EH32 9FP

Quietly tucked away on a sought after development close to the Forth coastline is this attractively presented and spacious semi-detached villa, offering ideal family sized accommodation and boasting a good sized, south-west facing private garden. From here, a short journey takes you to bus and rail links plus access to the A1/city bypass for travelling to other areas.

Living space

- Comfortable living room with solid wood flooring and under stair storage with light
- Sunny light filled kitchen/dining room featuring more than ample fitted units and French doors accessing the garden
- Three bedrooms, two with built-in storage
- Family bathroom with mixer shower
- Entrance hall and downstairs WC

Features

- Gas central heating
- Double glazing
- Plenty of storage space, including part floored attic

Outdoors

- Sunny fully enclosed rear garden, safe for children or pets, comprising lawn and decking area for outdoor relaxation
- Private front garden
- Drive
- Additional on-street parking

Energy Rating C. Council Tax band D.

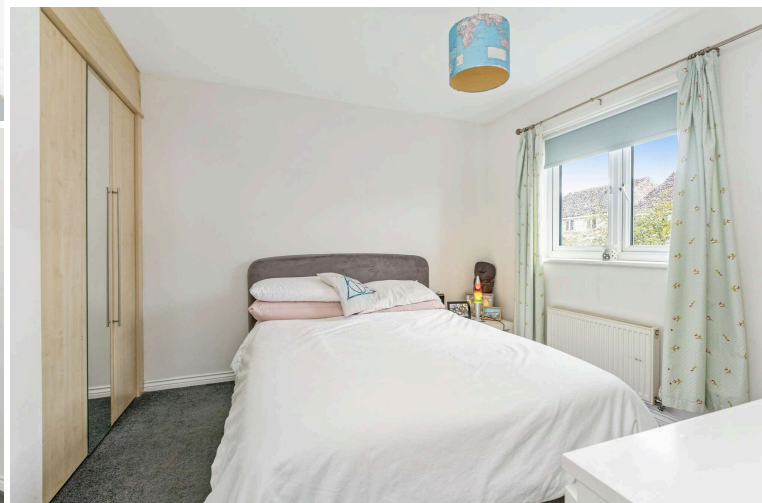
Included in the sale will be all blinds, curtains, and integrated appliances (washing machine, fridge freezer, dishwasher, oven, hob).

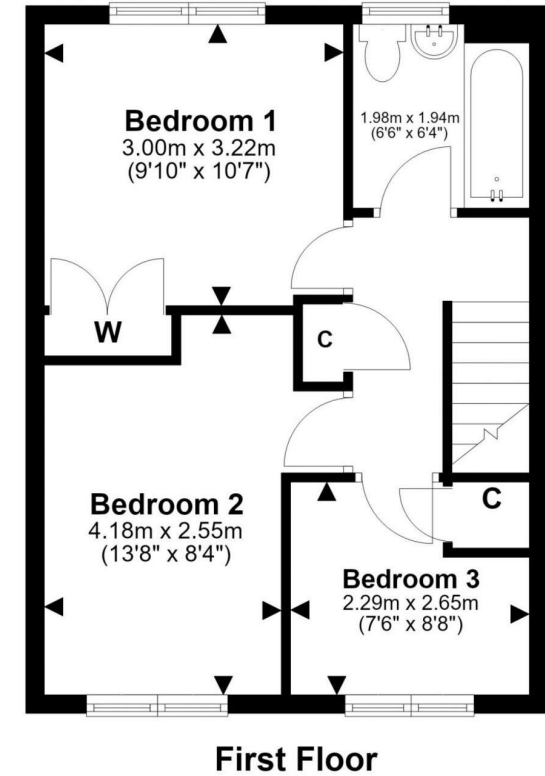
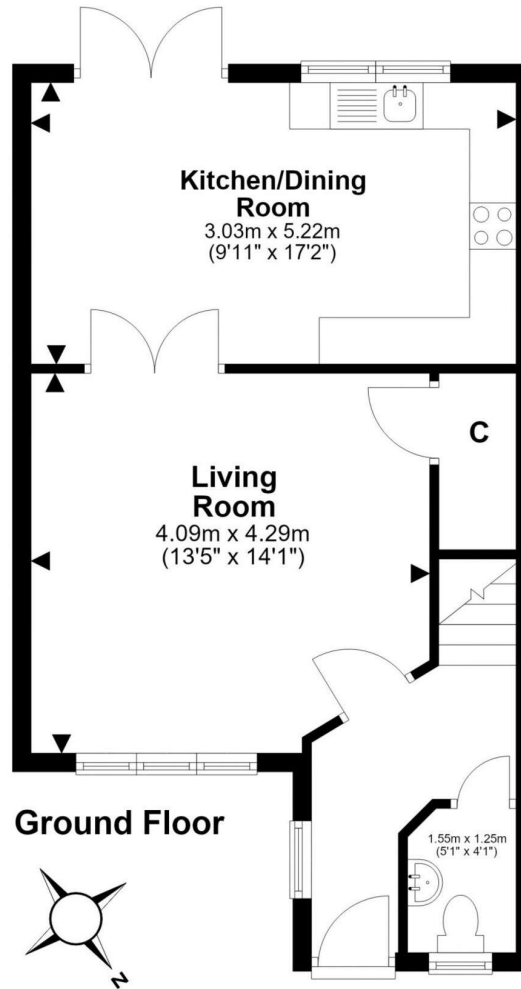
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Factor fee of £15 per month to Greenbelt.

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 at the Meadowmill Sports 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.