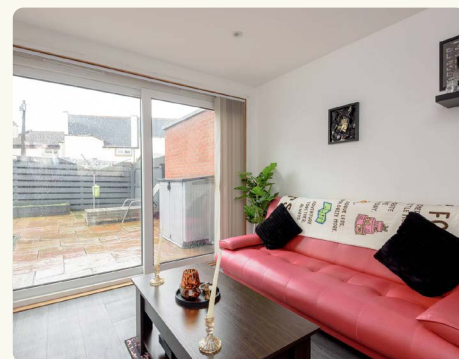




40 Northfield Gardens,  
Prestonpans EH32 9LG



*A lovely bright and spacious end terraced villa with a south facing rear garden quietly situated minutes from all the town has to offer*

 2 Bed  1 Bath  1 Reception

40 Northfield Gardens is a significantly upgraded two-bedroom end terraced villa surrounded by excellent amenities. Offering ideal family accommodation, the house has a stylish contemporary interior. The large sitting room has a floor to ceiling window flooding the room with light and offering superb views to the fully enclosed rear garden. The striking kitchen/dining room comes complete with integrated appliances and has patio doors giving access to the additional living space offered by the sunny south facing rear garden. Upstairs, there are two generous double bedrooms and a contemporary shower room. Further benefits include a ground floor WC, excellent storage, gas central heating and double glazing.

### Features

- Entrance Porch
- WC
- Hall
- Large sitting room with garden views
- Superb kitchen/dining room with integrated appliances and patio doors to the garden
- Two generous double bedrooms (one with fitted wardrobes)
- Contemporary shower room
- Excellent storage
- Gas central heating
- Double glazing
- EPC Rating C

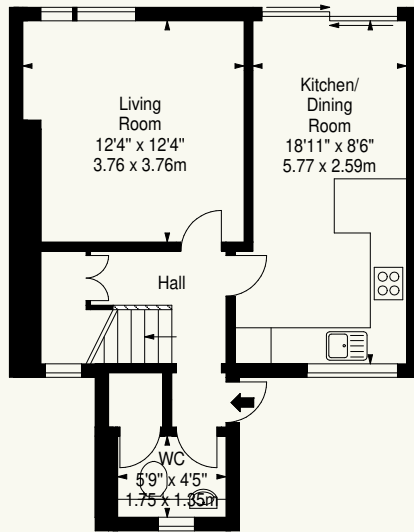
**Offers Over £180,000**

Northfield Gardens,  
Prestonpans,  
East Lothian, EH32 9LG

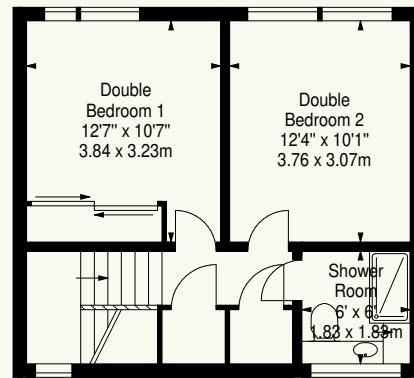


SquareFoot

Approx. Gross Internal Area  
847 Sq Ft - 78.69 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor



First Floor



Prestonpans is a historic coastal town in the county of East Lothian, which is well within commuting distance of Edinburgh via the A1 (approximately 11 miles) or by rail from Prestonpans Station (journey time approximately 16 minutes). It is a popular and attractive place to live with a strong sense of community, good local shopping and leisure facilities. The nearby Meadowmill Sports Centre offers a wide programme of activities for children and adults alike and the surrounding area is famous for its beautiful sandy beaches, superb countryside,

championship golf courses and fine cuisine. Schooling is available locally from nursery through to senior level and The Queen Margaret University is within a short drive. The Fort Kinnaird Outlet is also within a short drive and plays host to the majority of High Street names. Edinburgh International Airport, the west side of the city and the central motorway network are all readily accessible via the A1 and thereafter the City By-Pass.

FOR VIEWING:

**Sunday, 2:00pm - 4:00pm or by appointment**

Contact Lindsay on:

☎ 0131 229 4040

✉ [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk)

🌐 [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.