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102 Atholl View, Prestonpans, EH32 9FL

Bright & Well-Presented, Modern, Two Bedroom, Upper Villa

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Property Description

Bright and well-presented, modern two-bedroom upper villa with shared garden grounds and excellent storage. Located in a well-maintained, modern and family-friendly residential development in Prestonpans, East Lothian.

Comprises an entrance hall and stairway, living room, dining/kitchen, inner hallway, two double bedrooms and a family bathroom.

The property offers a practical layout with good room proportions, with a superb opportunity for a buyer to make their own mark. Features include gas central heating, double glazing and useful storage throughout, including access to an extensive loft space.

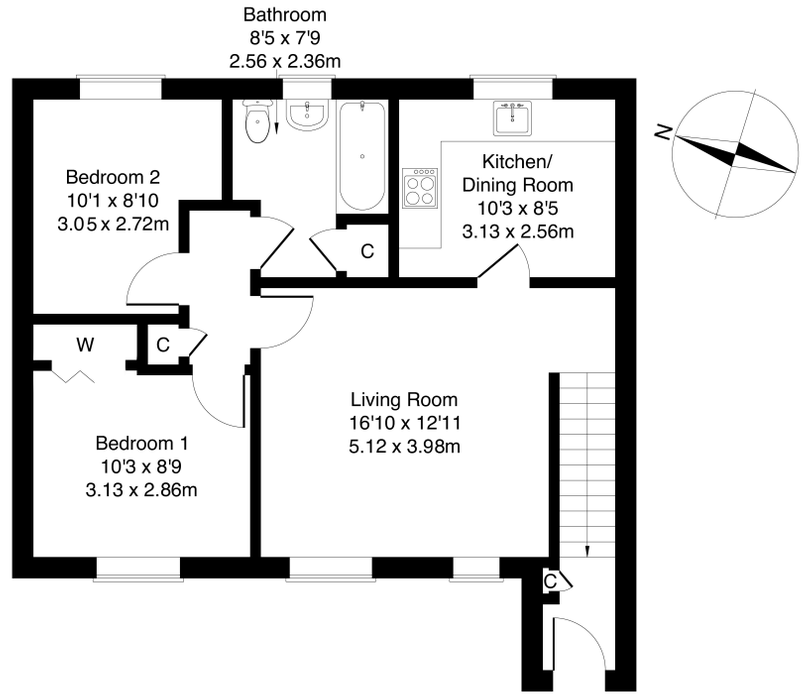
Externally, there is a shared rear lawn garden, providing outdoor space for residents to enjoy, along with ample parking available to the front of the development.

Accessed via a main door entrance, the hallway provides space for coats and shoes, with stairs leading to the upper accommodation. The lounge is positioned to the front of the property and benefits from good natural light, carpeted flooring, and two pendant light fittings. To the rear, the kitchen is fitted with a range of wall and base units, wood-effect work surfaces and tiled splashbacks. Appliances include an integrated oven, a gas hob and an extractor canopy, together with space for a breakfast or dining table.

An inner hallway connects the remaining accommodation and incorporates a built-in storage cupboard, along with access to the loft. The front-facing principal bedroom benefits from a built-in wardrobe, while the second bedroom is situated to the rear. The accommodation is completed by a family-sized bathroom fitted with a three-piece suite, comprising a bath with a mains shower over, wash hand basin and WC, with tiled splashbacks and a shaver point.

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Approximate Gross Internal Area: (603 sq ft - 56 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Prestonpans is a welcoming coastal town on the shores of the Firth of Forth, located around eight miles east of Edinburgh. The town offers a range of everyday amenities including local shops, convenience stores, a post office, supermarkets, cafés, and other essential services that cater well to residents. Prestonpans also benefits from a selection of leisure and cultural attractions such as the historic Prestongrange Museum, attractive coastal walks, nearby beaches, and excellent golfing at the renowned Royal Musselburgh Golf Club. Further recreational opportunities, schooling, and shopping facilities can be found in the surrounding East Lothian towns. The area is well served by frequent bus services and regular rail links from Prestonpans Railway Station, making it a convenient location for commuters travelling to Edinburgh and other nearby centres.


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