

18 MCLACHLAN GARDENS

PRESTONPANS, EAST LOTHIAN, EH32 9FQ

3 BED | 2 BATH | 1 PUBLIC





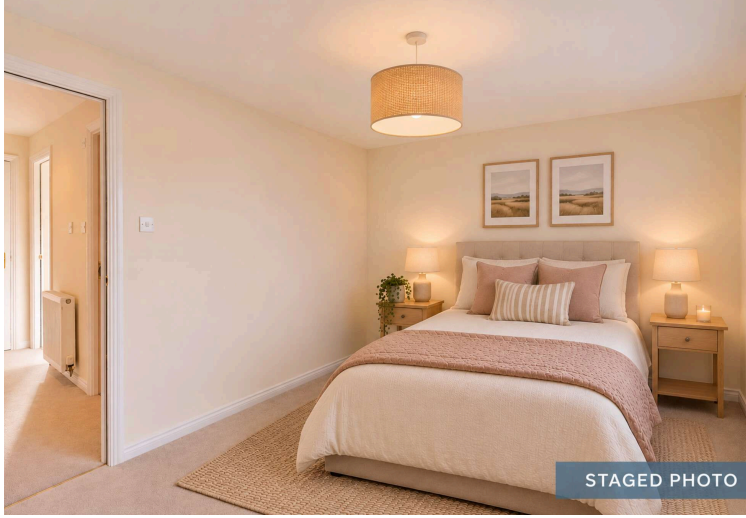
TAKE A LOOK INSIDE

Recently refurbished to a high standard with new carpets throughout, 18 McLachlan Gardens is a beautifully presented three-bedroom family home, situated within a child-friendly residential development in Prestonpans. Ideally suited to family life, the property enjoys a play park directly opposite, with a local school and train station both within easy walking distance. The extensive recent improvements include full redecoration, new kitchen, bathrooms, flooring and gas central heating system, together with a new boiler, creating a fresh and comfortable home ready for its next owners. The ground floor is accessed via a welcoming entrance hallway leading to a well-proportioned sitting room.

KEY FEATURES

- Three-bedroom townhouse, perfect for families.
- Comprehensively renovated & in move-in condition.
- Private gardens to rear plus play park just opposite.
- Private driveway providing parking for two cars.
- Walking distance to local schools.
- Prestonpans train station close by.
- EPC Rating - B
- Council Tax Band - E



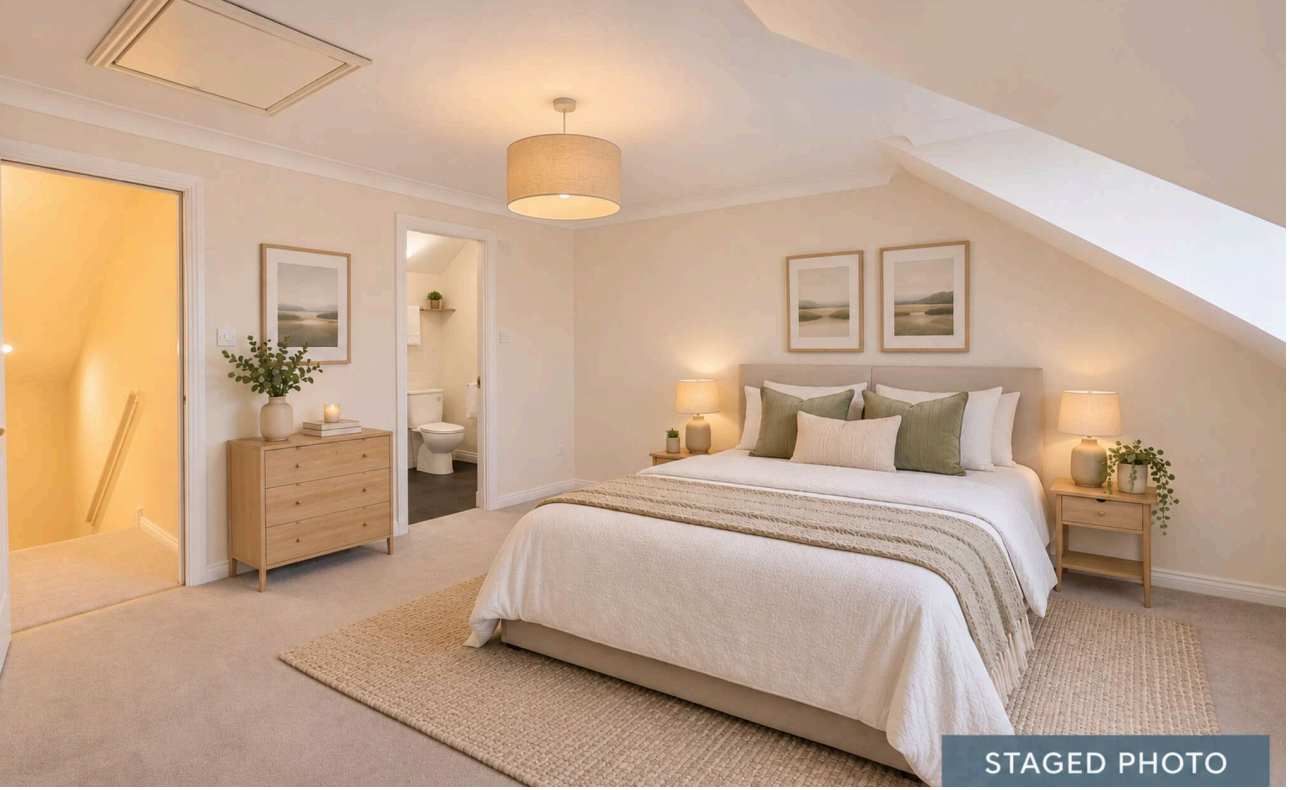


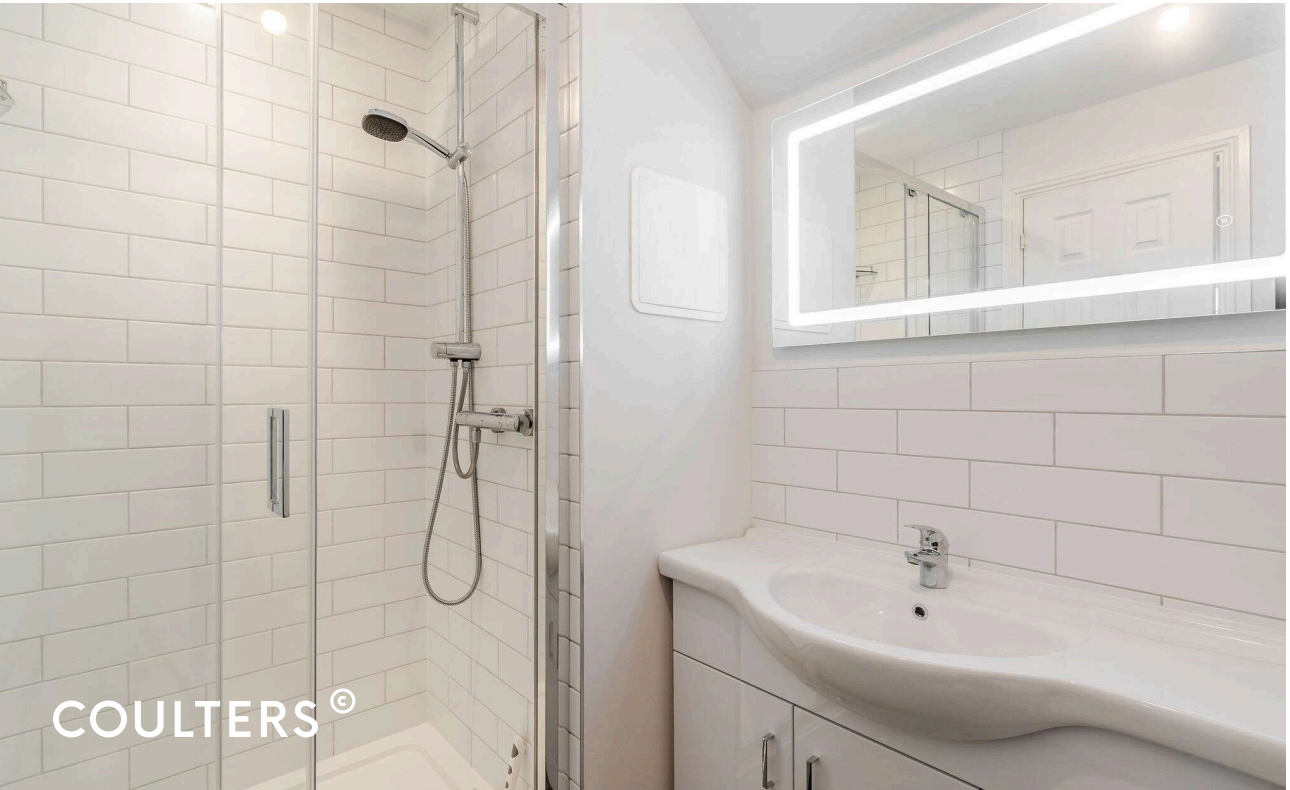


To the rear, the stylish kitchen is fitted with a range of contemporary wall and base-mounted cabinetry, complemented by quality appliances from recognised brands including Bosch and Smeg. A separate utility room provides useful additional storage and laundry facilities, while a convenient WC completes the ground floor. A staircase leads to the first floor, where there are two double bedrooms and a brand new family bathroom fitted with a contemporary white suite and shower over the bath. The second floor is dedicated to the principal bedroom, a generous room benefiting from fitted wardrobe space and a modern ensuite shower room.

Externally, the property benefits from private gardens to rear, mainly laid to lawn and enclosed by timber fencing. A garden shed provides useful outdoor storage, while a private driveway to front offers off-street parking.







THE LOCAL AREA

The historic coastal town of Prestonpans is set on the southern shore of the Firth of Forth, surrounded by open countryside and within easy reach of Edinburgh. The town is well placed for commuting, with the A1 providing convenient access to the city and the City Bypass, while Prestonpans railway station offers regular services to Edinburgh and beyond. There is a good range of local amenities, including shops, supermarket and schools, with further retail facilities available at Fort Kinnaird. The area also offers plenty of opportunities for leisure, with Prestonpans swimming pool, several golf courses and a choice of sandy beaches nearby. Combining convenient transport links with access to the coast and countryside, Prestonpans is a practical location for families and commuters alike.

EXTRAS

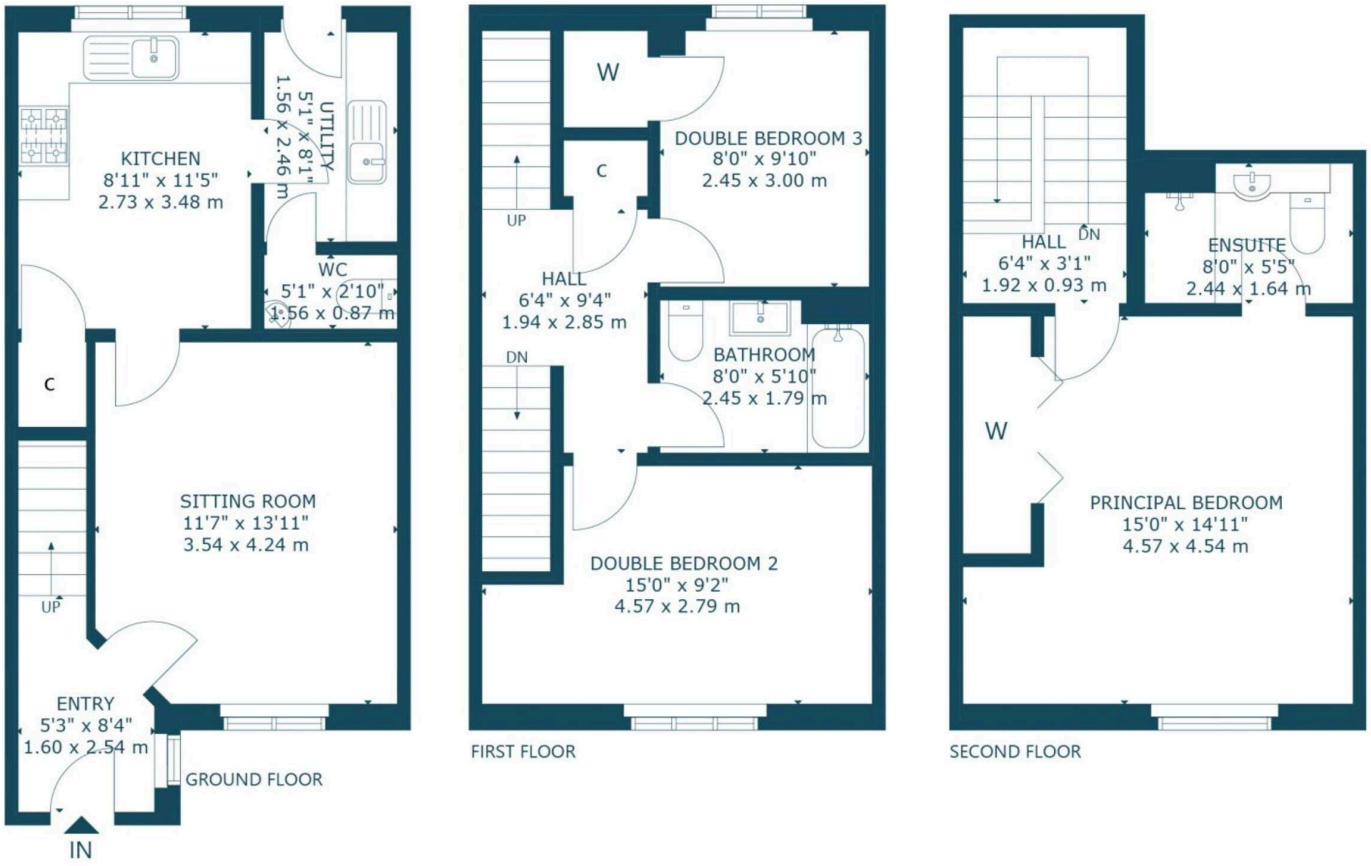
The property is sold as seen with white goods (excluding the tumble dryer) also included in the sale price.

Maintenance of the grounds surrounding the development is managed by Greenbelt Group at the approximate annual charge of £274 (paid around February).

NOTE: Please note that some images have been virtually staged for illustrative purposes. Furniture and fittings have been digitally added, and their size and proportions should not be relied upon.

HOME REPORT VALUATION: £290,000


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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1173 SQ FT /109 SQ M
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.