



## 19 CLANRANALD AVENUE PRESTONPANS, EAST LOTHIAN EH32 9FP

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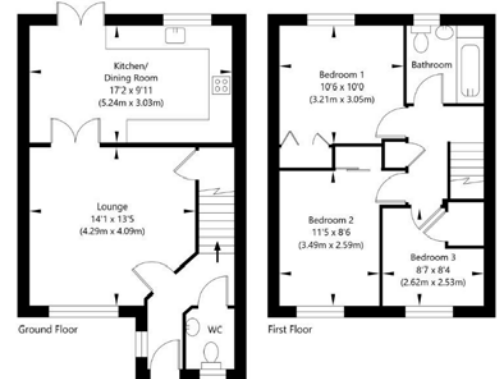
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Approx. Gross Internal Area of Main Residence  
80.04 Sq M / 861 Sq Ft.  
Not to scale. For identification only.  
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ATTRACTIVE SEMI-DETACHED VILLA WITH DOUBLE DRIVE-IN, IN A POPULAR LANDSCAPED MODERN DEVELOPMENT, WITHIN WALKING DISTANCE OF THE TRAIN STATION AND WITH EASY ACCESS TO THE A1 AND CITY BYPASS.

- HALL
- LOUNGE
- KITCHEN/DINING ROOM
- WC
- UPPER LANDING
- THREE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DOUBLE DRIVE-IN
- PRIVATE GARDEN

## DESCRIPTION

Somerville and Russell are delighted to present to the market this attractive semi-detached villa on a popular landscaped modern development. The entrance hall has access to a useful downstairs WC and a part glazed door leads to a lovely lounge with a window to the front of the property and an understairs storage cupboard. French doors lead through to a superb modern kitchen/dining room, which in turn has a window and French doors to the rear garden and there is ample space for a dining table and chairs. The kitchen has an excellent range of modern base and wall units and the hob, oven, extractor hood and integral dish washer, fridge freezer, washing machine and tumble dryer are all included in the sale. Upstairs the landing leads to three bedrooms, all with fitted storage, and a family bathroom with a three-piece white suite with a shower over the bath and partial wall and floor tiling. Gas central heating and double glazing have been installed and the property has a double drive-in to the front and a private rear garden with a lawn, decking and a patio area and a garden shed which is included in the sale. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

## LOCATION

Prestonpans is a popular residential area, located on the shores of the Firth of Forth. It is located approximately 12 miles to the east of Edinburgh City Centre and is close to the historic town of Musselburgh. Prestonpans and adjoining Port Seton offer a good range of amenities, including small supermarkets and a variety of independent and specialist shops, banking and Post Office services. Further shopping is available at nearby Haddington, Tranent and Musselburgh and Fort Kinnaird Retail Park at Newcraighall, where you can find an extensive range of shopping facilities, is a short drive away via the nearby A1 and there is also an Asda Hypermarket at The Jewel. East Lothian has world famous golf links and further leisure opportunities include a leisure centre and swimming pool and pleasant walks along the many sandy beaches in the area. Schooling is available in the area at all levels. Edinburgh can be easily reached by car, regular local bus service or by train from Prestonpans railway station, which is within walking distance, with services to Edinburgh Waverley in only 12 minutes. The A1 and City Bypass are also close to hand to link up with other areas.

## PARKING

The property has access to a double drive-in.

## EXTRAS

The carpets and flooring, curtains and blinds, hob, oven and extractor hood are included in the sale together with the integral fridge freezer, dish washer, washing machine, tumble dryer and the garden shed.

