



RALPH SAYER
SOLICITORS & ESTATE AGENTS



36, PRESTONGRANGE TERRACE

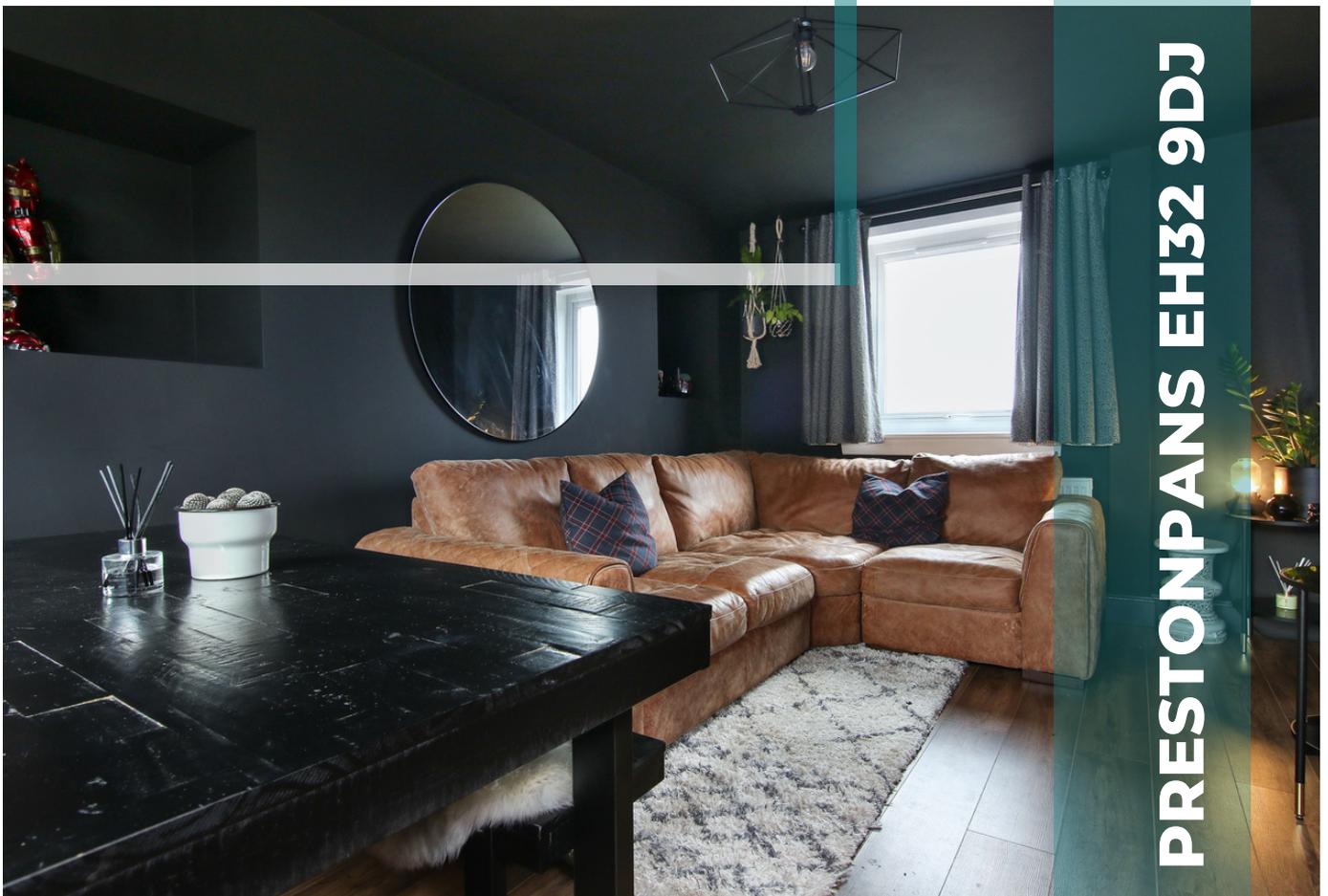
PRESTONPANS EH32 9DJ



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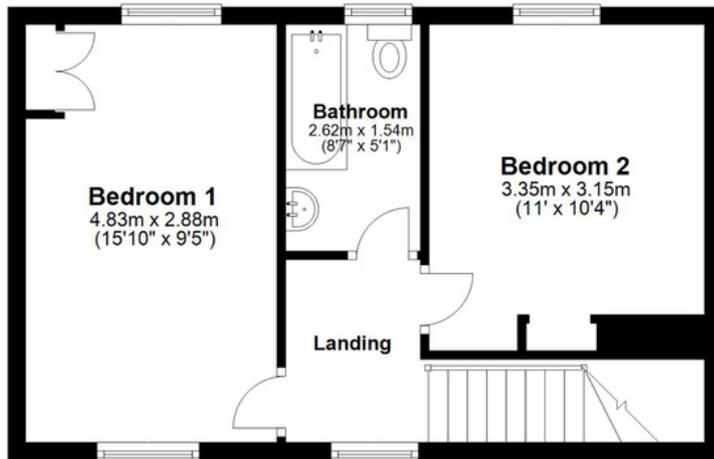


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On an elevated position, in Prestonpans, this lovely two-bedroom semi-detached villa, boasts views over the Firth of Forth from the rear garden and from the bedrooms.

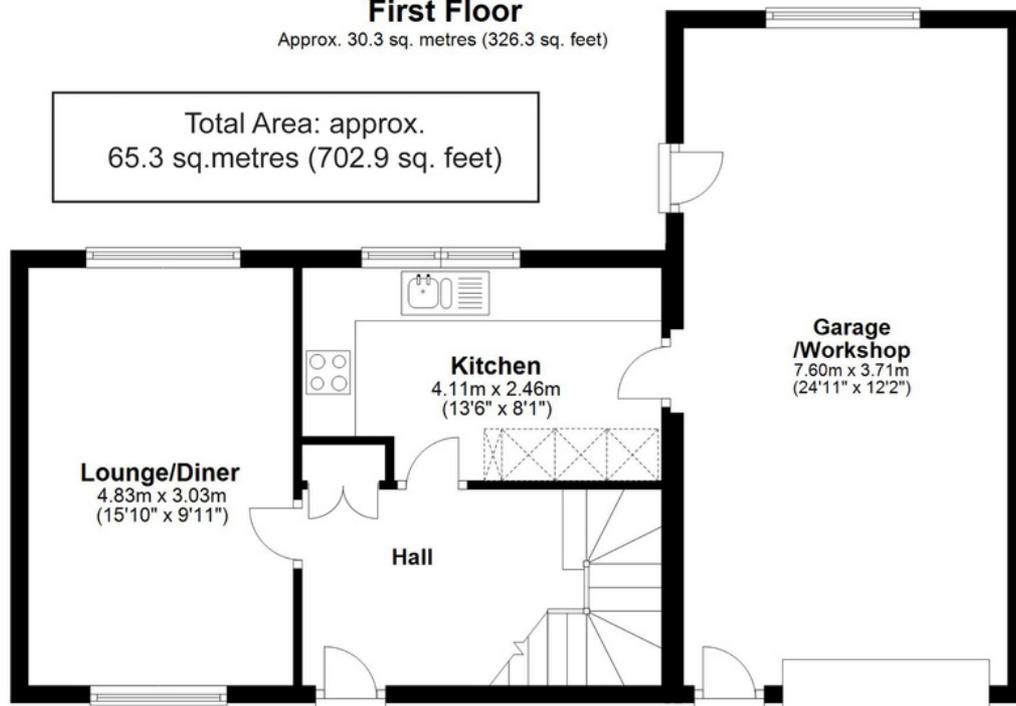
FLOORPLAN



First Floor

Approx. 30.3 sq. metres (326.3 sq. feet)

Total Area: approx.
65.3 sq.metres (702.9 sq. feet)



Ground Floor

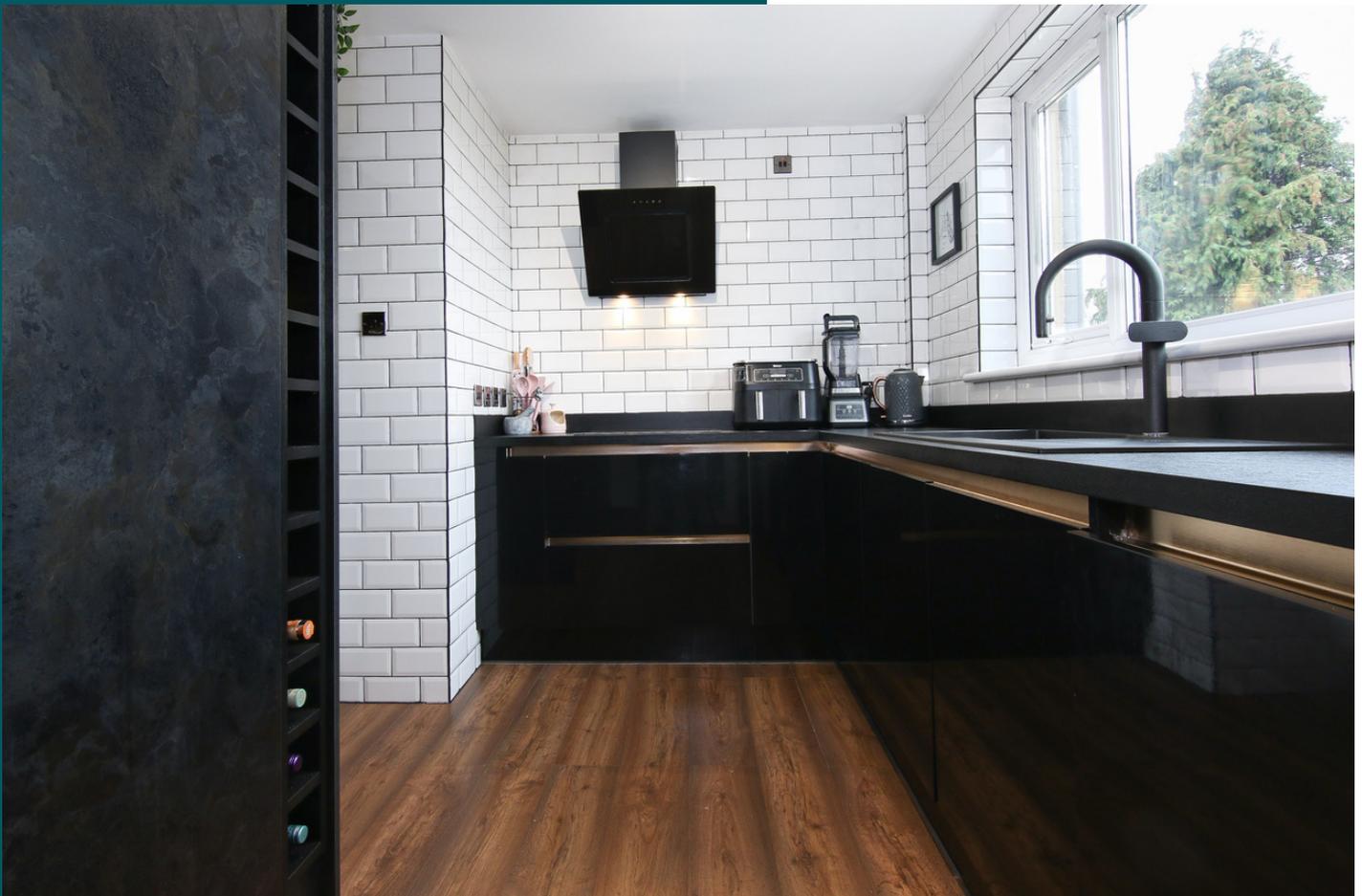
Approx. 35.0 sq. metres (376.5 sq. feet)

TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567
EMAIL PROPERTY@RALPHSAYER.COM
WWW.RALPHSAYER.COM

GENEROUS PROPORTIONS



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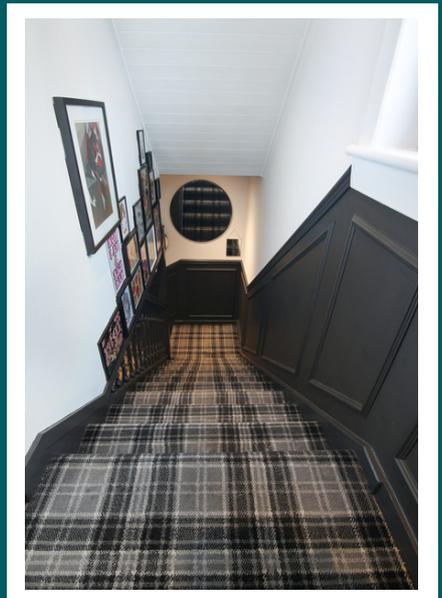
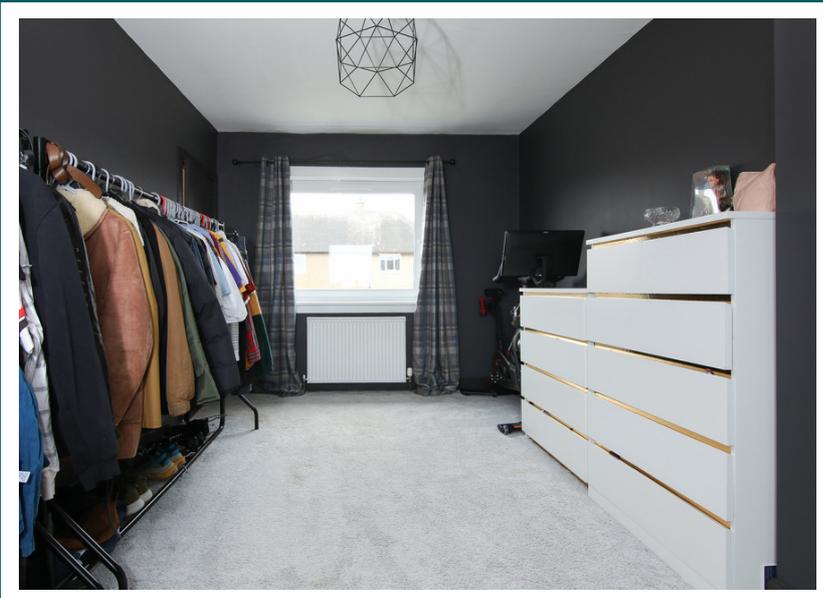


The property stands on a large plot with extensive outside space, plus a vast garage/workshop that represents tremendous potential for further development, with the correct permissions. Having been upgraded this great home, is presented with stylish interiors and an ultra-modern kitchen. In the generous hallway, a spacious lounge/diner sits to left, enjoying a dual aspect, the front window has a southerly aspect with natural light all day. Positioned to the rear and overlooking the rear garden, is a stunning sleek black gloss kitchen with white 'metro' tiling, housing a range of fully integrated appliances. A partially glazed door leads into the vast garage/workshop, which in turn gives access to the rear garden. Upstairs, the bright landing accommodates two excellent double bedrooms and a stylish three-piece bathroom. There is attic space, along with gas central heating and double glazing.



BED & BATH







VIEW FROM GARDEN

PRESTONPANS

The historic Prestonpans is one of the many coastal towns of East Lothian. Excellent local amenities can be found on the high street, with additional facilities found in nearby Musselburgh and Tranent with Fort Kinnaird Retail Park a 20 minute drive away. Surrounded by beautiful countryside and beaches, there are numerous leisure activities available. Leisure centres with swimming pools can be found in Musselburgh and Tranent. East Lothian is renowned for it's golf courses with the excellent Royal Musselburgh on your door step, and the famous Muirfield a short drive down the coast. In early summer, Prestonpans along with neighbouring Cockenzie and Port Seton, stage The Three Harbours Festival. The town has an infant school, two primary schools and the comprehensive Preston Lodge High School, with the independent Loretto's in Musselburgh. Prestonpans is now a popular commuter town, with excellent transport links, including regular bus services and it's own train station, offering a mere 14 minute journey into the city centre. The A1 is nearby for fast links into Edinburgh or the City bypass.





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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.