



## 28 South Grange Avenue

Prestonpans, East Lothian, EH32 9LT

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## Property Summary

Stylishly presented with attractive, contemporary interiors, this five-bedroom, two-bathroom end-terrace house enjoys spacious living areas and is situated on an established residential street in Prestonpans. The house is sure to appeal to families and lies within easy reach of all Prestonpans has to offer, such as a selection of shops, schools at primary and secondary levels, transport links including bus services and the train station, and scenic outdoor spaces, including the beach.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

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## Features

- End-terrace house in Prestonpans
- Immaculate, stylish interiors and tasteful décor
- Entrance porch and hall with storage
- Elegant, south-facing living room
- Open-plan dining room and contemporary breakfasting kitchen
- Four double bedrooms (three with built-in wardrobes)
- One single bedroom/home office
- One en-suite shower room
- Family bathroom and separate WC
- Low-maintenance front and rear gardens
- Single garage and multi-car driveway
- Gas central heating and double glazing
- EPC Rating - C





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and an open-plan dining room  
and contemporary  
breakfasting kitchen”











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“Four double bedrooms, one single bedroom/home office, an en-suite shower room and a family bathroom”





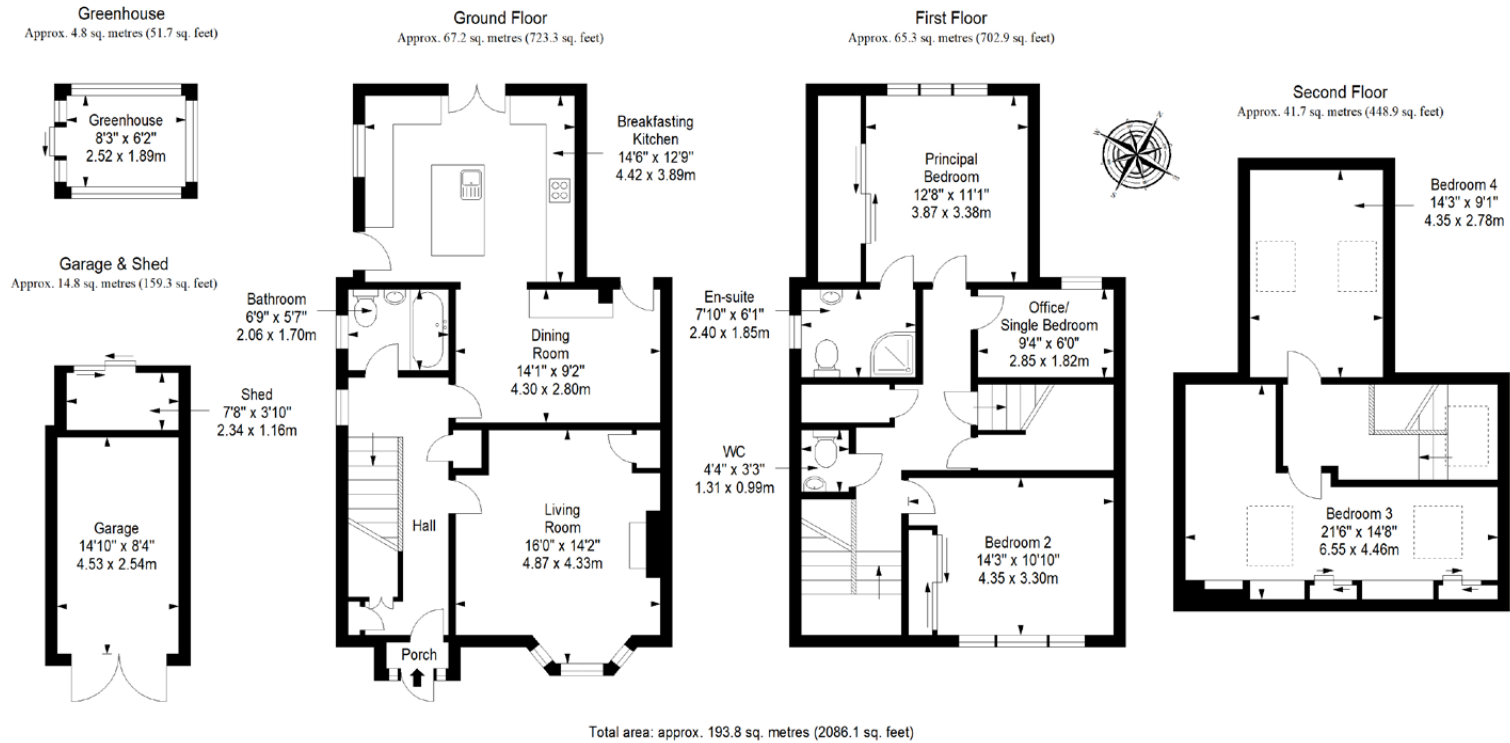








# Floorplan



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DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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