



103 Preston Avenue Prestonpans EH32 9HW

Semi Detached House

Lounge

Kitchen

4 Bedrooms (one Ensuite)

Bathroom

Front and Back Gardens

Garage with Office

Driveway

Offers over £240,000

A spacious four bedroom semi-detached home with stylish fitted kitchen and a private, enclosed garden in a popular area of Prestonpans. Features a large double garage with office above.





## Location

Situated on the south shore of the Firth of Forth, Prestonpans is a popular East Lothian town, set amid pleasant open countryside with excellent beaches nearby at Port Seton, Longniddry, Aberlady and Gullane. There is good local shopping with a choice of supermarkets and an excellent variety of small local shops providing for everyday requirements as well as more extensive outlets just a short drive away at Fort Kinnaird and Gyle Shopping Centres. There are frequent bus services to Edinburgh as well as a railway station at Prestonpans which takes you to the Edinburgh Waverley in just 15 minutes. The A1 is close by, leading to the City Bypass and Scotland's motorway network.

## General Information

A Home Report is available for this property. It can be downloaded from [espc.com](http://espc.com) or requested from Forsyth Solicitors.

The Home Report Valuation is £255,000.

The approximate size is 114m<sup>2</sup> and it was built around 1950. It is rated EPC D and Council Tax Band D.

The property has mains water, electricity and gas. There is gas central heating and double glazing.

## Viewing

Call 07757 970 850 or submit an ESPC Viewing Request (Mailbox monitored and viewings arranged at the weekend.)



## Hall

On the ground floor, doors lead into the lounge, the kitchen and the bathroom. Under stairs cupboard. Stairs lead to first floor. On the first floor, doors lead into three bedrooms. Stairs lead to the second floor and the master bedroom.

## Lounge

Large and spacious room with window over front garden. Fireplace with living flame gas fire. Cupboard.

## Kitchen

Stylish fitted kitchen of wall and base units. Stainless steel sink with mixer tap. Electric hob and oven. French doors lead onto the patio.

## Bathroom

White bathroom suite with corner bath, wc and wash hand basin.

## Master Bedroom

Light filled double bedroom with windows over the rear garden plus two velux windows. Walk-in wardrobe.

## Ensuite

White shower unit, wc and wash hand basin.

## Bedroom 2

Double bedroom with west facing window over rear garden. Fitted wardrobes.

## Bedroom 3

Double bedroom with east facing window over front garden. Fireplace.

## Bedroom 4

Bedroom with east facing window over front garden.

## Garage

Large double garage with Ramsay ladder access to office space. Door into rear garden.

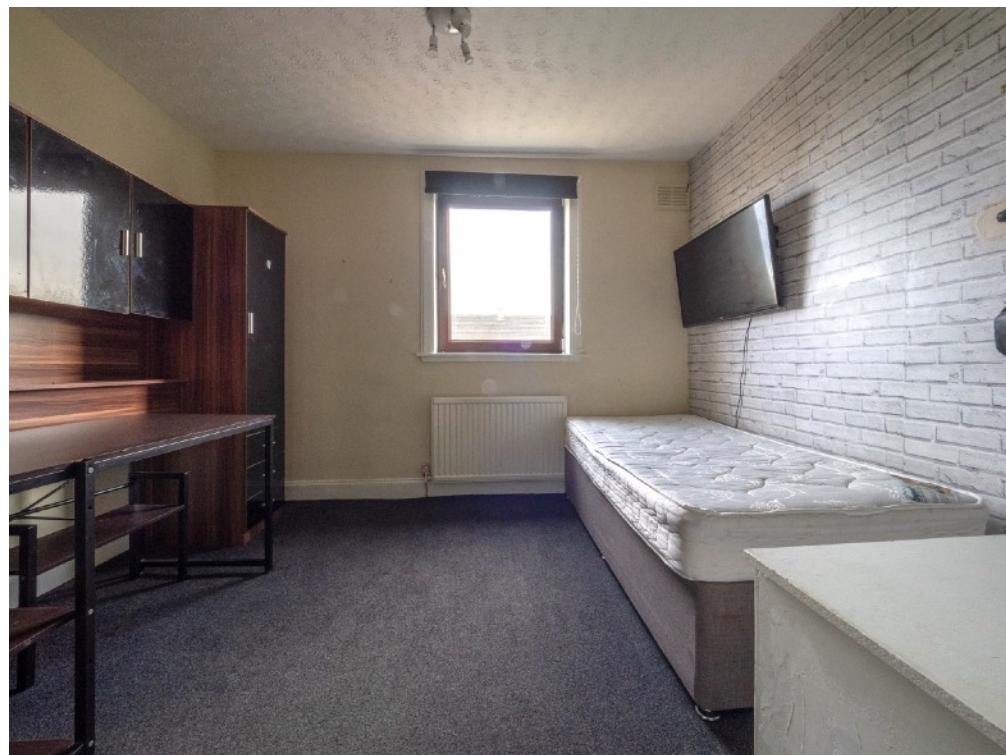
## Office

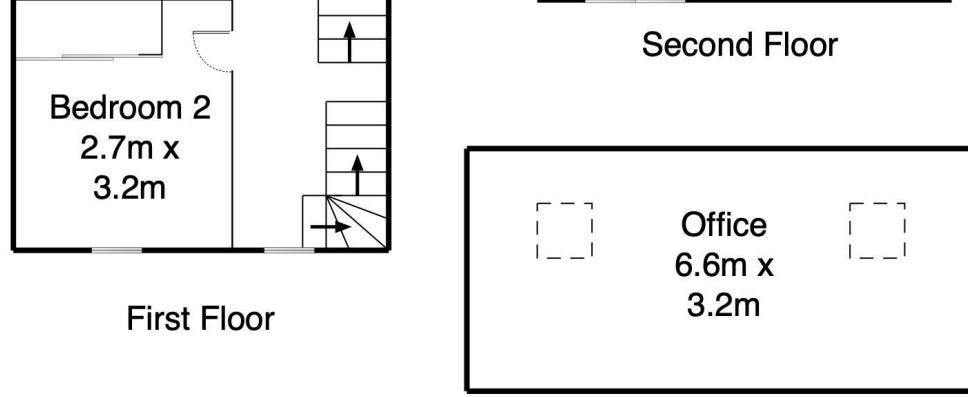
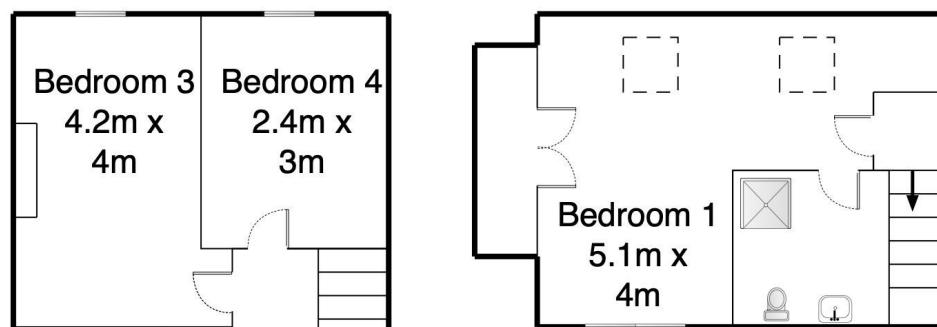
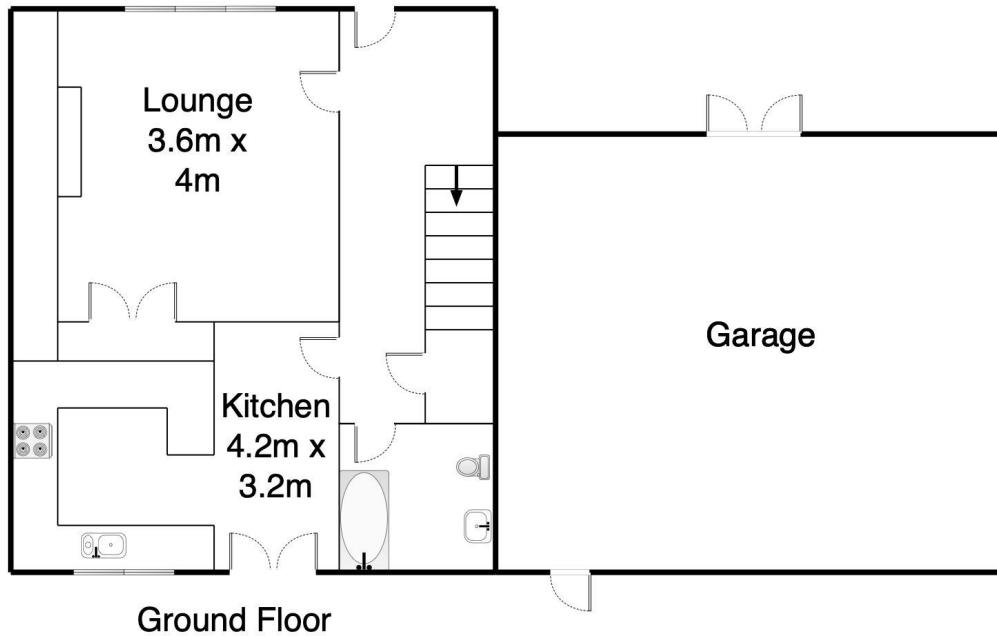
Located above the garage and accessed by a Ramsay ladder. Large self contained space with two velux windows.

## Outside

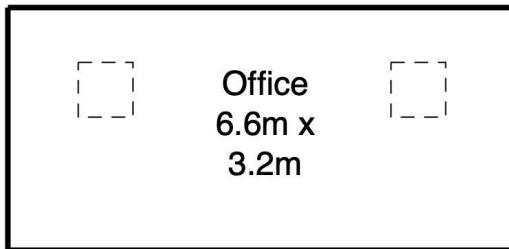
To the front is a driveway and low maintenance garden. To the rear is a good sized garden with mature trees and patio areas.







First Floor



Over Garage





## Fixed Price Estate Agency

Under £250k £1000 + VAT Over £250k £1500 +VAT

[dg@forsythsolicitors.co.uk](mailto:dg@forsythsolicitors.co.uk) or call 07757 970 850

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Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and they do not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.