

1 Redburn Road

PRESTONPANS, EAST LOTHIAN, EH32 9BW



An excellent three-bedroom family home in walk-in condition, offering bright, flexible living space and stylish modern finishes throughout



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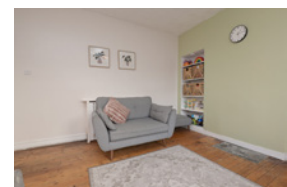


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Brought to market in excellent condition, this attractive three-bedroom semi-detached home on Redburn Road, Prestonpans, makes an ideal first-time purchase or family home.

THE LIVING ROOM



The property is entered via an inviting hallway, which leads through to the bright and spacious living room. With two windows allowing for excellent natural light, this room features solid wood flooring which flows seamlessly through the hallway and into the adjoining dining room. The dining room comfortably accommodates a large dining table and can be utilised as a second living area or children's playroom, offering flexible living space.

THE DINING ROOM



THE KITCHEN



Completing the ground floor is the sleek, contemporary kitchen, fitted with an induction hob, double sink, oven, microwave, dishwasher and washing machine. The modern units are well designed to allow space for a large American-style fridge freezer, creating a practical and stylish cooking space.





Upstairs, the accommodation comprises three well-proportioned double bedrooms along with a family three-piece bathroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



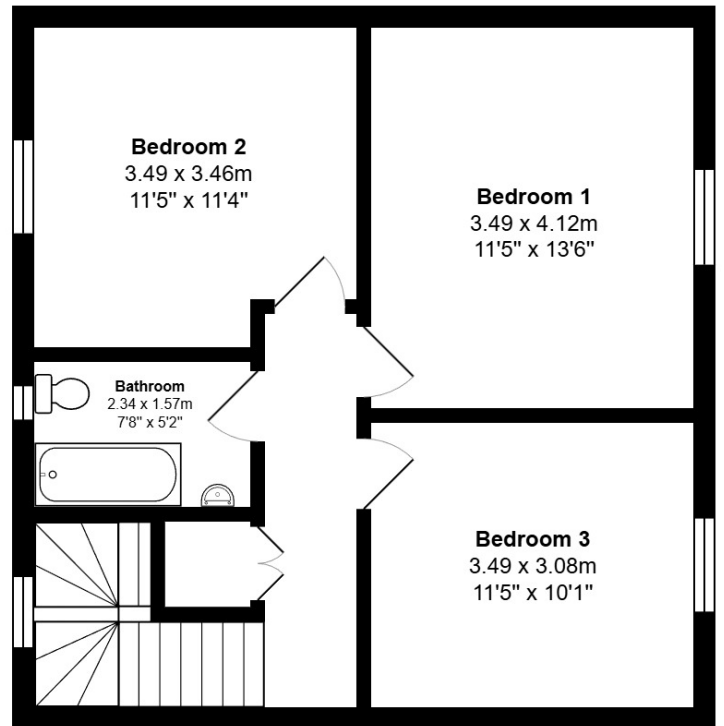
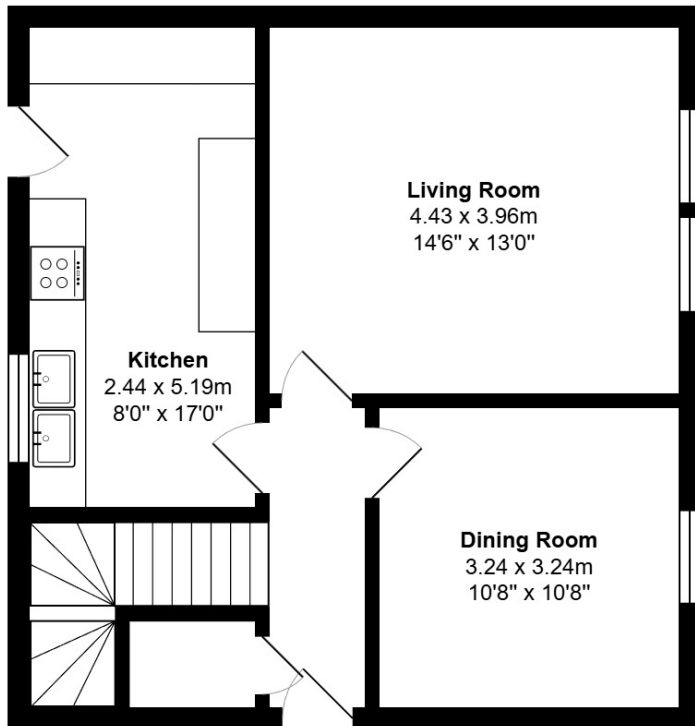
Externally, the property enjoys a front garden laid with turf and a decked area ideal for catching the sun, side access, and a fully decked rear garden with a shed for additional storage and is wired up to the electrics. On-street parking is available in front of the property.

This is a well-presented home offering versatile living space in a popular residential location.

EXTERNALS & VIEW

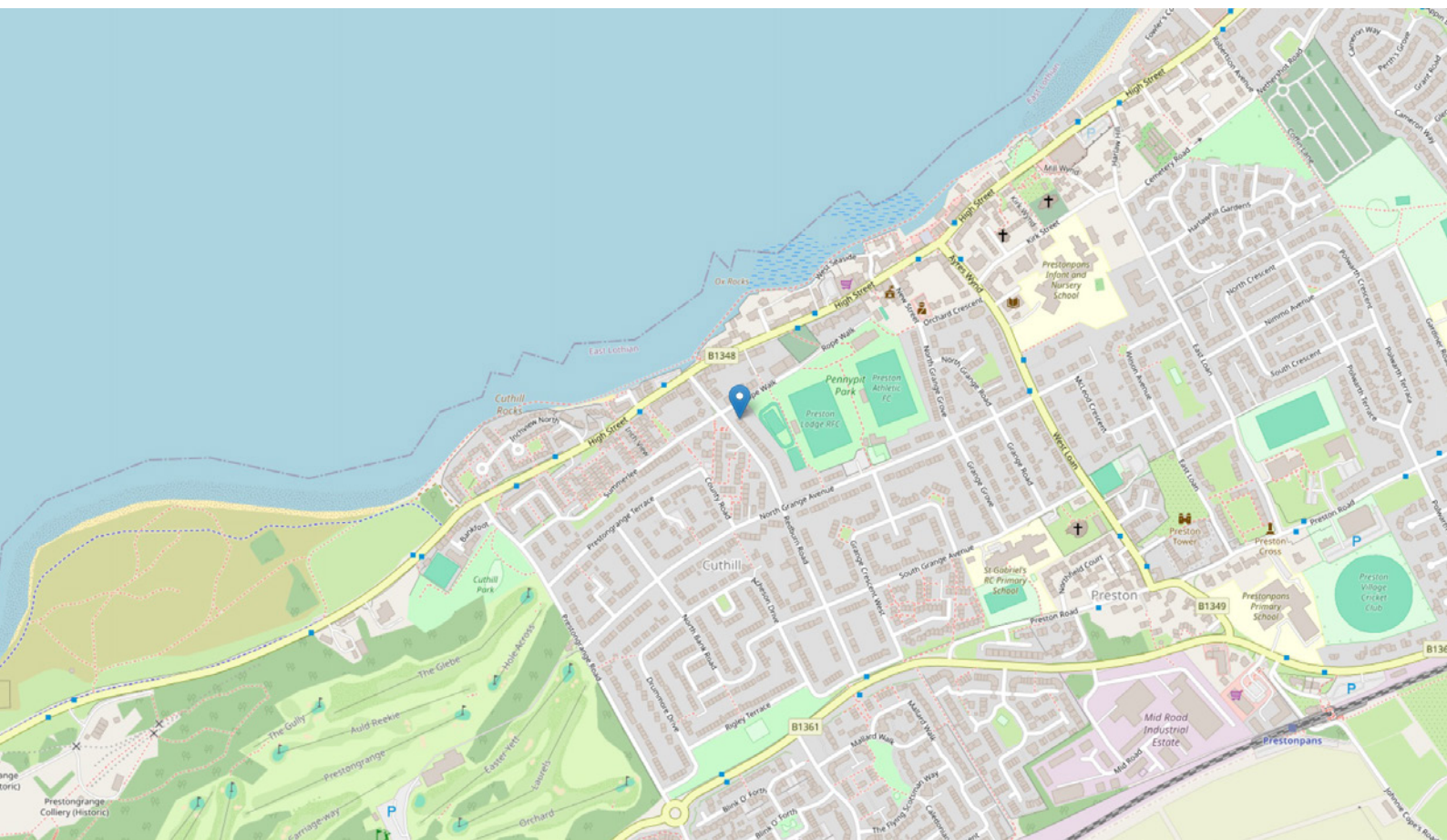


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 104m² | EPC Rating: C



THE LOCATION

Prestonpans is a small town situated in the county of East Lothian on the banks of the River Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city, and is within easy commuting distance via the Musselburgh bypass.





The journey into Edinburgh will take approximately twenty minutes by car, and there is, of course, an excellent bus service every thirty minutes. There is also a good train service direct to the Waverley Station, a journey which will take about twelve minutes.

Prestonpans offers a wide range of shops and facilities, including supermarkets which will provide every possible daily requirement, as well as all the usual banking, building society and post office services.



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