

# 56 Grange Crescent West

PRESTONPANS, EAST LoTHIAN, EH32 9LY



*Beautifully Presented Two-Bedroom  
End-Terrace Home with Driveway*



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Nestled on a quiet residential street, this well-maintained two-bedroom end-terrace house on Grange Crescent offers bright, spacious interiors and versatile living, making it an ideal home for a range of buyers.

# THE LIVING ROOM

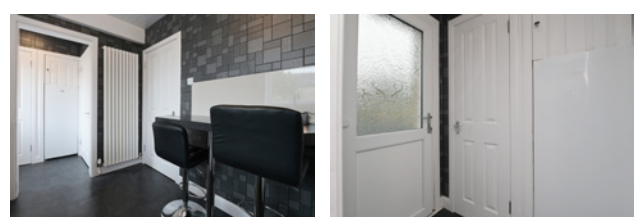


Step through the front door and into the entrance hall, where the spacious living room sits to your right, a bright and welcoming space perfect for relaxing or entertaining.

# THE KITCHEN



To the rear of the property, the modern kitchen features an electric hob, oven, generous countertop space, and ample cabinetry. A clever utility space has been created beneath the stairs, with additional storage found in the rear vestibule, providing practical access to the back garden.

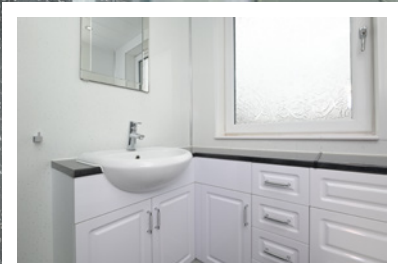






Upstairs, you'll find two well-proportioned double bedrooms, each benefiting from integrated wardrobes. The second bedroom also enjoys the added feature of a staircase leading to the converted attic—ideal as a home office, guest room, or extra storage. Completing the upper level is a contemporary three-piece family bathroom suite.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2



# THE ATTIC





Externally, the home boasts a landscaped, low-maintenance rear garden, perfect for enjoying the outdoors with minimal upkeep. To the front, a private driveway provides off-street parking for up to three cars, while gated side access allows easy entry to the rear garden.

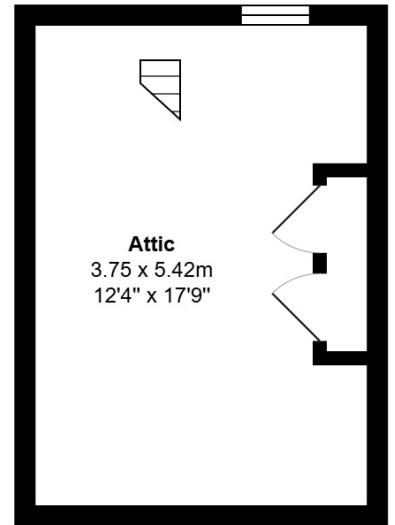
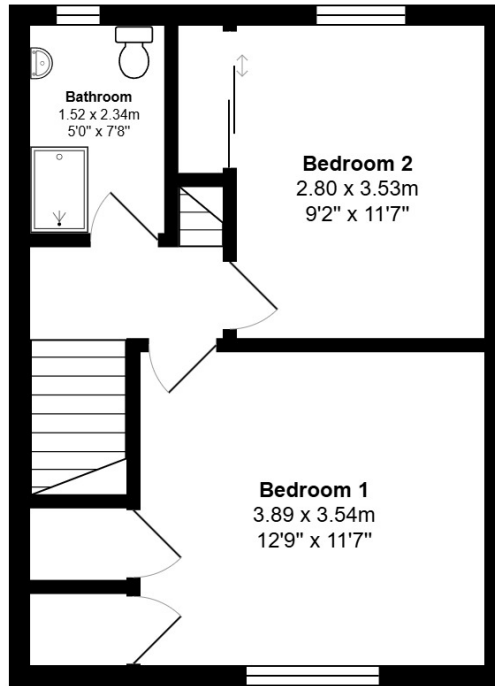
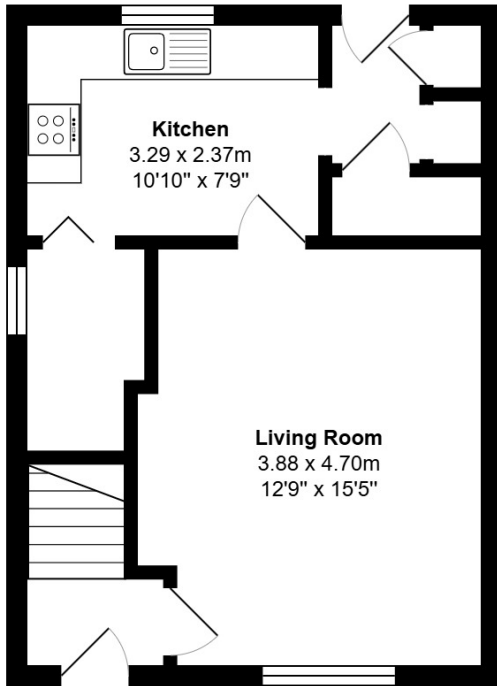
This lovely home offers excellent space both inside and out and is well-positioned for local amenities, schools, and transport links. Early viewing is highly recommended.

# EXTERNALS



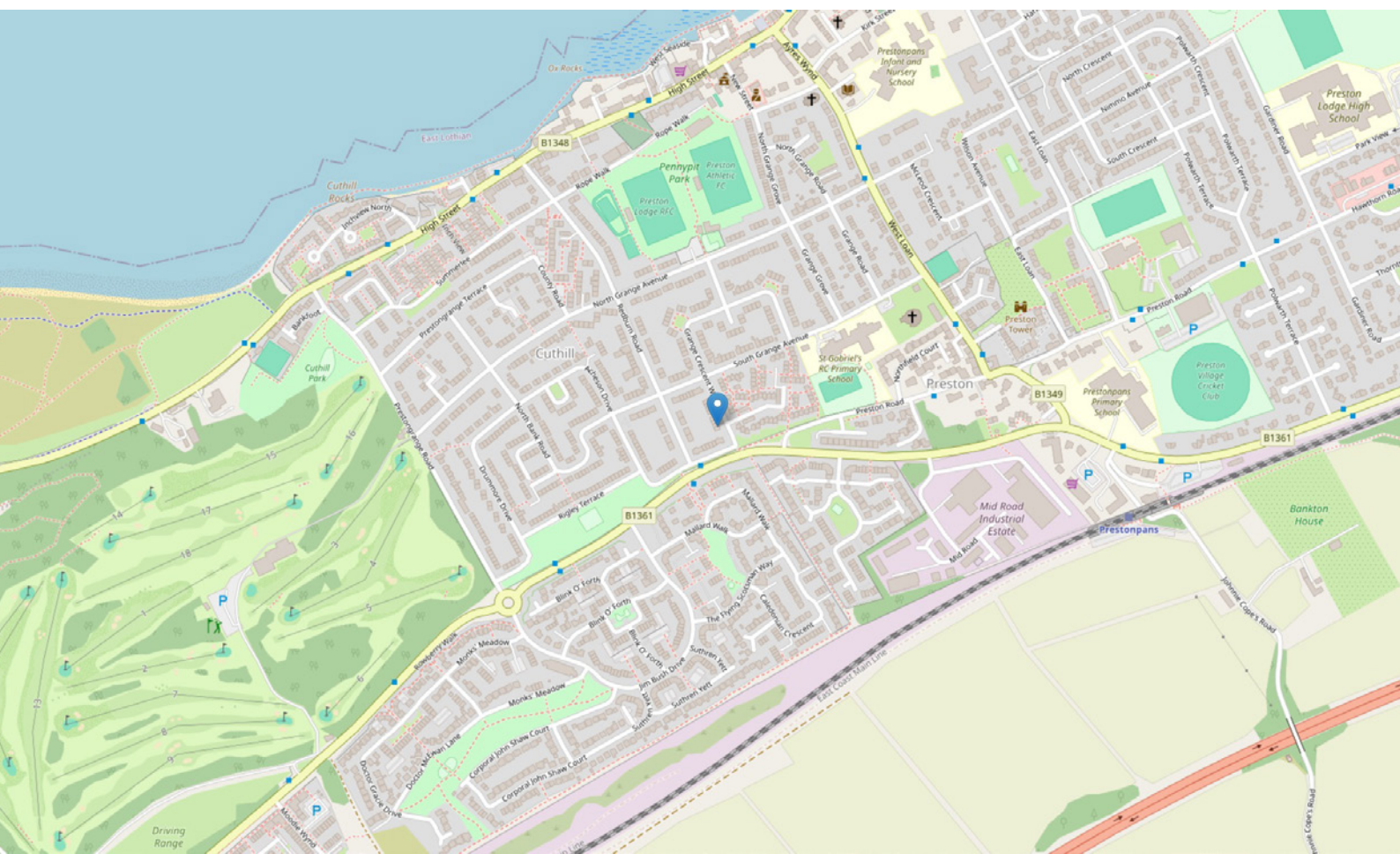


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup> | EPC Rating: D





# 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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