

# 67 Harlawhill Gardens

PRESTONPANS, EAST LoTHIAN, EH32 9JH



*Bright, spacious and ready to move straight in,  
a three-bed semi-detached home with a large  
driveway and conservatory*



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# THE LIVING ROOM & DINING ROOM



On entering the property, you are welcomed into the hallway, which leads directly into the main living room, while also giving access to the staircase that rises to the upper level. The living room is set to the front, enhanced by a bay window that allows natural light to flood the space, creating a warm and inviting atmosphere. The layout flows naturally into the dining room, making this an ideal setting for family gatherings or entertaining friends.







# THE CONSERVATORY



The dining room also opens into the conservatory through glass doors, creating a bright and versatile additional living area that feels open and connected. Filled with natural light and enjoying views over the rear garden, this space works beautifully as a relaxing retreat, home office, or playroom. French doors lead out directly, allowing for easy indoor-outdoor living.





# THE KITCHEN



The accommodation extends around to the kitchen, designed with everyday practicality in mind and finished with a fresh, modern look.





Upstairs, there are three bedrooms in total, comprising two comfortable doubles, each with fitted wardrobes, and a well-sized single that could also serve as a nursery or study. The family bathroom is finished in a contemporary style, fitted with a bath and overhead shower, pedestal wash hand basin, and WC, with tiling adding a modern touch.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





Externally, the property is complemented by a private driveway and garage, providing excellent off-street parking and storage. To the rear, the garden combines a slabbed patio with a generous lawn, creating a secure and spacious outdoor environment that is perfect for children, pets, or summer entertaining.

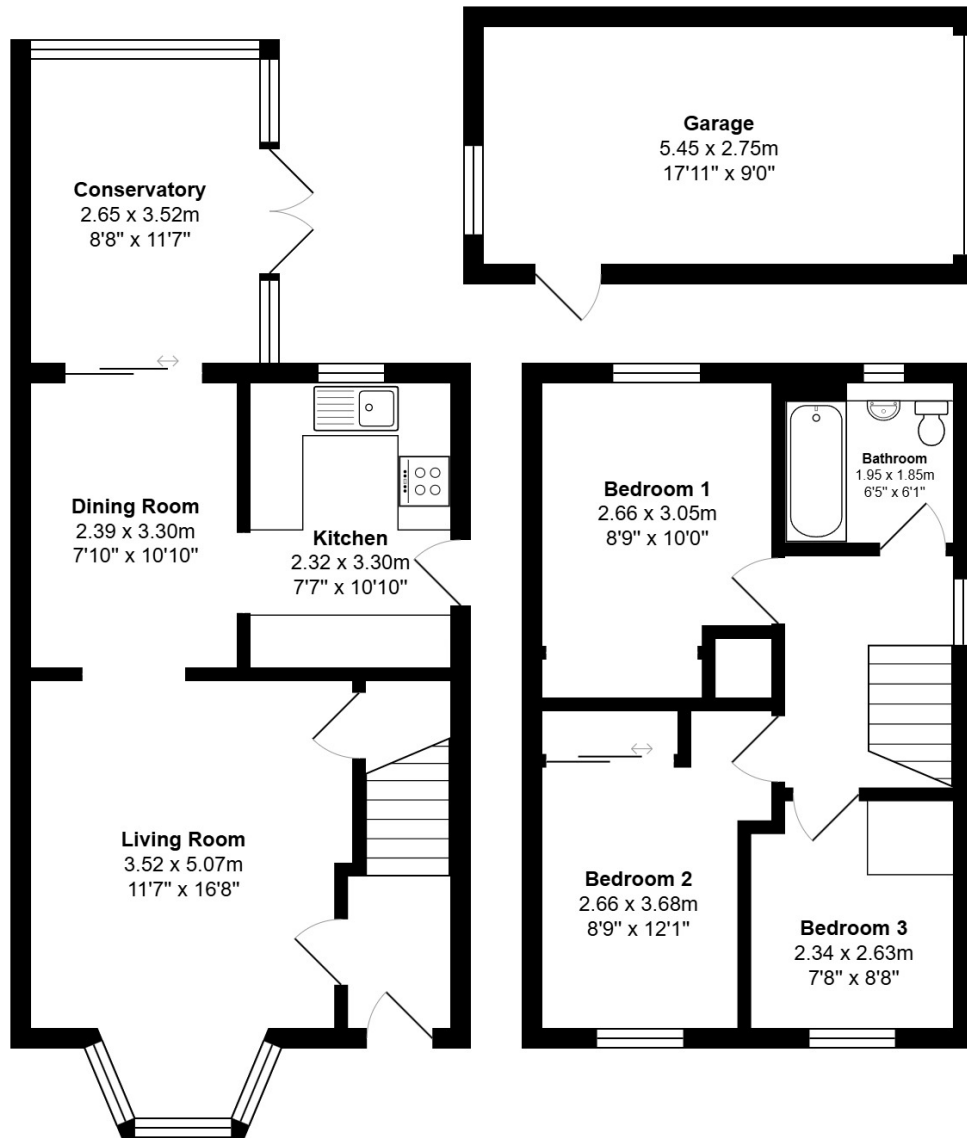
This home offers an excellent balance of light, space, and functionality, all set within a highly desirable residential location.

# EXTERNALS



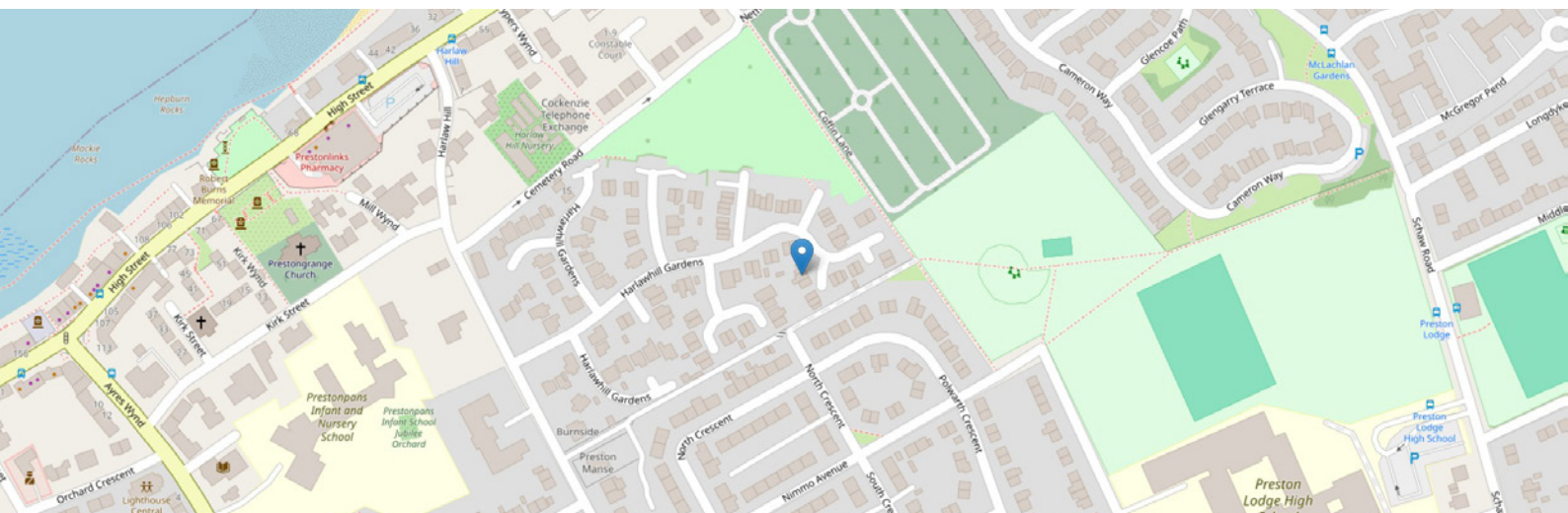


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Harlawhill Gardens is a peaceful residential street made up of attractive modern homes, popular with families and couples alike, thanks to its quiet setting and strong sense of community.







Prestonpans itself is a historic coastal town with a fascinating heritage and a welcoming feel. Day-to-day amenities are all close at hand, with a mix of local shops, supermarkets, cafés and takeaways, along with larger retail options nearby at Fort Kinnaird. For those with children, the town offers excellent primary schooling at Prestonpans Primary and St Gabriel's, as well as Preston Lodge High School, all of which are within easy reach.

The area is well connected for commuters, with Prestonpans railway station offering a regular service into Edinburgh in around 15–20 minutes. The A1 is also close by, making travel by car to the capital, East Lothian's coastal villages and the Borders simple and convenient. Beyond the essentials, Prestonpans is also perfectly placed to enjoy East Lothian's beaches, golf courses, and countryside walks, providing plenty to see and do right on the doorstep.



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