



2 Forth View
Preston Road
Prestonpans, East Lothian
EH32 9LE



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Charming lower villa

in the seaside town of Prestonpans

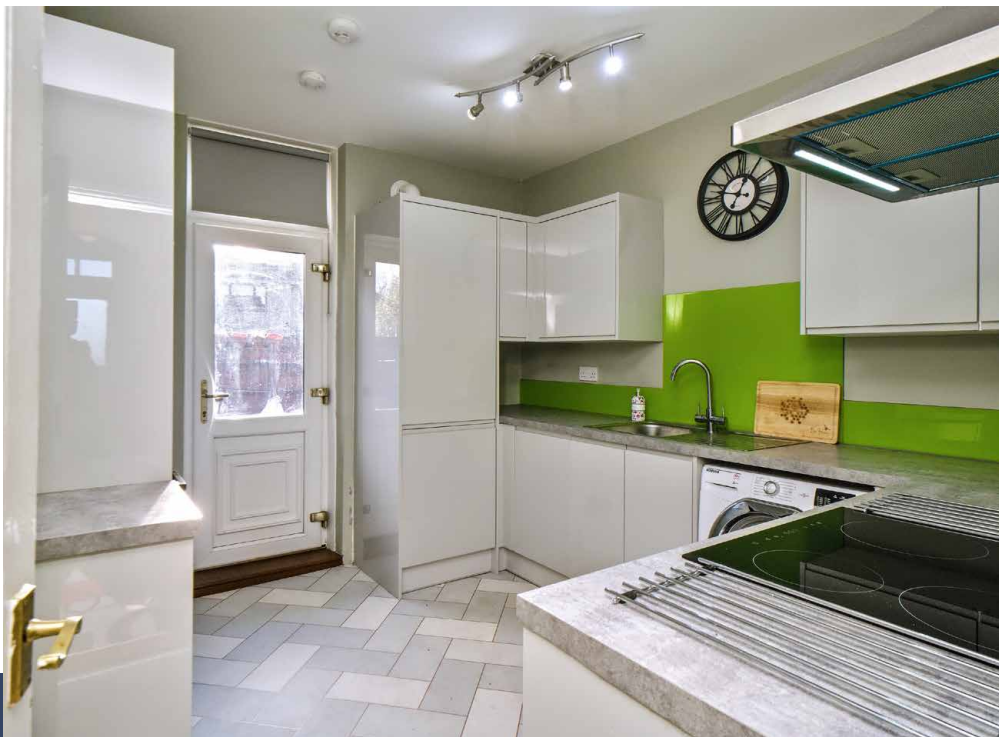
This charming two-bedroom lower villa enjoys a convenient setting in the popular seaside town of Prestonpans, within easy walking distance of local schools, supermarket shopping, and the train station, where swift services connect to central Edinburgh. Part of a traditional red sandstone townhouse, it benefits from enclosed private gardens, unrestricted on-street parking, and elegant interiors that blend period character with tasteful modern upgrades. The home will appeal to professionals, young families, and downsizers seeking a relaxed coastal lifestyle, as well as purchasers requiring practical single-storey living.

A gated path through the front garden offers a welcoming approach. Once inside, a vestibule leads into the hall, which sets the tone with delicate wallpaper, oak-inspired flooring, and attractive period detailing. At the front, the bay-windowed living room provides a spacious yet cosy setting arranged around a living flame fire. Traditional details enhance its charm, including an open Edinburgh Press, ornate corning, and a central rose.

Features

- Well-connected seaside town location
- Charming lower villa with elegant interiors
- Vestibule and entrance hall with storage
- Characterful bay-fronted living room with a living flame fire
- Stylish south-facing breakfast kitchen with garden access
- Two rear-facing double bedrooms with storage
- Bright modern wet room off the living room
- Attractive enclosed gardens on three sides (with a store)
- Unrestricted on-street parking directly outside
- Gas central heating and full double glazing





Stylish breakfast kitchen *with garden access*

To the rear, a stylish south-facing kitchen opens directly onto a secluded seating terrace. Centred around a breakfast area, the kitchen includes excellent storage and workspace, alongside integrated appliances comprising an oven, induction hob with chimney hood, microwave, fridge freezer, and dishwasher, with an undercounter washing machine also provided.



Bedrooms *and bathrooms*

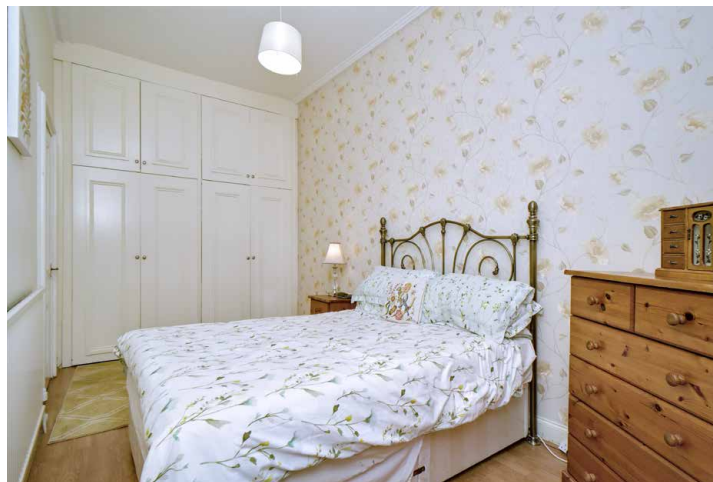
The two double bedrooms are set peacefully to the rear. Each is tastefully presented; one bedroom features soft carpeting and cupboard storage, while bedroom two enjoys oak-style flooring, accent décor, a classic cornice, and double built-in wardrobes. A bright, contemporary wet room with vanity storage completes the accommodation, accessible from the living room. The property benefits from efficient gas central heating and fully double-glazed windows with stylish fitted shutters.







“Bedroom two enjoys oak-style flooring, accent décor, a classic cornice, and double built-in wardrobes”







Externally, attractive private gardens wrap around three sides of the property and feature an external store. These well-kept outdoor spaces are fully enclosed and easy to maintain, with defined areas of patio, gravel, and lawn enhanced by established shrubbery. For convenience, unrestricted street parking is available immediately outside the home.

Situated on the rugged
East Lothian coast





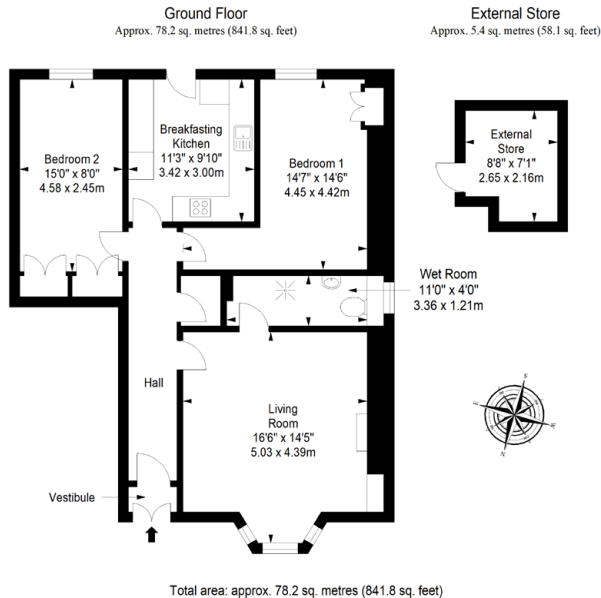
Prestonpans

East Lothian



Situated on the rugged East Lothian coast is Prestonpans – a thriving town that has seen considerable development in recent years. There are lovely shore walks, public parks, and open countryside to enjoy – ideal places to escape the hustle and bustle. With Prestonpans train station, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car via the A1. Prestonpans offers a good selection of amenities and shops, while nearby Fort Kinnaird Retail Park provides more extensive shopping outlets. The town is served by two primary schools and one secondary school, while Loretto School in Musselburgh offers private education at both primary and secondary level. The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre – a sports centre with an Olympic-sized swimming pool, a sauna, a steam room, and a hydrotherapy pool, as well as a gym and a dance studio. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club are all on your doorstep too.

Floorplan



EPC Rating - D | Council tax band - C | Home report Value - £175,000

Extras: All fitted floor and window coverings, light fittings, and appliances are included in the sale.



Price & Viewings

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