



46 Clanranald Avenue
PRESTONPANS | EH32 9FP


warners
solicitors & estate agents



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Warners are delighted to present to market this immaculately presented detached villa with a generously sized driveway, garage and private landscaped front and rear gardens set a well-established modern development. This impressive property boasts a stylish contemporary interior and is offered to the market in immaculate order and is well placed to take advantages of super amenities and transport links.

The living room enjoys a tranquil setting to the rear of the property, with a gas feature fireplace providing a cosy focal point and French doors which give direct access to the rear garden. Set to the front the elegant bay windowed dining room offers a degree of flexible as new owners could easily utilise this space has a fifth bedroom or home office. The breakfasting kitchen is both stylish and well-appointed and features a good mix of wall and base cabinetry, and there is ample room for a dining table. The ground floor accommodation is completed by a welcoming hallway and WC compartment. On the upper floor are four bedrooms. The master has an excellent built-in wardrobe and the advantage of a fabulous contemporary en-suite shower room, this is in addition to the principal bathroom with stylish three piece suite. Further benefits on offer include gas central heating, double glazing and a useful attic. Externally the home boasts private front and rear gardens, the rear is mainly laid to lawn with a good sized patio area, making ideal for alfresco dining and outdoor entertaining. There is also a shed for handy external storage. Early viewing is recommended!

- Welcoming hallway with WC off
- Box windowed living room gas feature fireplace and French doors to garden
- Modern well equipped breakfasting Kitchen with door access to side
- Master double bedroom
- Three further bedrooms (two with integrated storage)
- Principal bathroom with stylish three piece suite
- Gas central heating and double glazing
- Attic
- Driveway leading to single integral garage
- Private front and rear landscaped gardens with shed

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds, curtains and light fitting will be included in the sale of the property. EPC: C

The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Prestonpans has its own railway station taking you into the City in just 14 minutes.



