

19 Redburn Road, Prestonpans

Offers Over £225,000



19 Redburn Road

Prestonpans

Charming three-bedroom home boasting an exceptionally large rear garden, spacious living accommodation, traditional sash and case windows, country-style kitchen and private parking for two cars.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Exceptionally spacious rear garden with extensive lawns, patio and established planting
- Three generously proportioned bedrooms with traditional double-glazed sash and case windows
- Spacious living room featuring an attractive traditional fireplace
- Charming country-style kitchen, separate utility room and ground-floor shower room
- Private paved driveway providing off-street parking for two vehicles







Living Room
14' 2" x 13' 5" (4.33m x 4.09m)
A generously proportioned living room, illuminated by a large double-glazed sash and case window to the front, retaining the traditional character of this classic architectural style. An attractive fireplace provides a focal point, featuring a dark wood surround, decorative tiled inset and marble hearth, with a gas fire. A recessed shelved press with matching display cabinet offers practical storage, while brown carpeting and painted wallpaper complete the décor. Additional features include a central ceiling light, wall-mounted lighting above the fireplace and a radiator.

Kitchen
9' 5" x 8' 6" (2.86m x 2.60m)
An attractive country-style kitchen, featuring a range of cream wall and base units with traditional black handles, complemented by wood-effect worktops. An integrated hob with extractor hood above and an electric oven provide cooking facilities, while a stainless steel sink with mixer tap sits beneath a double-glazed sash and case window overlooking the rear of the property. Grey tiled flooring, patterned wallpaper and tiled splashbacks complete the décor, with two ceiling light fittings and ample power sockets adding practicality. A space-saving sliding door provides convenient access to the adjoining utility room.

Utility Room
6' 3" x 3' 3" (1.91m x 1.00m)
A practical utility room offering generous storage and space for a washing machine. A substantial walk-in cupboard provides additional storage and houses the boiler, while a glazed external door allows natural light into the room and provides direct access to the rear garden. The space is finished with grey tiled flooring, wallpapered walls and a central ceiling light fitting.







Bedroom 1

13' 0" x 10' 4" (3.97m x 3.16m)

An impressively proportioned principal bedroom, offering an abundance of space for a double bed, wardrobes and additional freestanding furniture, with considerable flexibility for creating a comfortable and inviting retreat. A large double-glazed sash and case window to the front of the property floods the room with natural light while preserving its traditional architectural character. Soft grey carpeting complements the wallpapered décor and feature wall, creating a welcoming setting with scope for personalisation. Further features include a radiator, central ceiling light fitting and power sockets, while the existing wardrobes are to be gifted by the vendor.

Bedroom 2

12' 7" x 9' 8" (3.84m x 2.95m)

Recently refurbished and tastefully presented, the second bedroom offers a fresh, welcoming space with a coordinated green colour scheme. A traditional double-glazed sash and case window overlooks the rear of the property, providing natural light and retaining the home's period character. Newly fitted green carpeting complements the wallpapered décor and contrasting feature wall, creating a distinctive yet harmonious finish. Additional features include a radiator, central ceiling light fitting and power sockets, while the existing wardrobe is to be gifted by the vendor.







Bedroom 3
12' 7" x 9' 8" (3.84m x 2.95m)
A generously sized third bedroom, offering flexible accommodation with ample room for bedroom furnishings and the advantage of a substantial built-in cupboard providing excellent storage. A traditional double-glazed sash and case window to the rear introduces natural light and adds architectural character to the room. Newly fitted grey-blue carpeting harmonises with the elegant silver-blue wallpaper, creating a cohesive and restful interior. A radiator, central ceiling light fitting and power sockets complete this attractive and practical space.

Shower Room
8' 0" x 6' 7" (2.45m x 2.01m)
Conveniently situated on the ground floor, this well-appointed shower room features a spacious double shower enclosure with electric shower and full-height wall panelling. A vanity washbasin with mixer tap provides useful storage beneath, complemented by a freestanding WC and additional shelved cupboard. A frosted double-glazed sash and case window to the rear introduces natural light while maintaining privacy. Wood-effect vinyl flooring, wallpapered walls, a chrome heated towel rail and central ceiling light fitting complete the room.

Upstairs WC
4' 2" x 3' 1" (1.28m x 0.93m)
Conveniently positioned on the upper floor, this separate WC features a freestanding toilet and wall-mounted washbasin with individual hot and cold taps, complemented by a compact cupboard beneath for everyday essentials. Two additional high-level storage cupboards make efficient use of the available space, providing further practical storage. Carpeted flooring, painted wallpaper and a ceiling light fitting complete the room.







Entrance Vestibule & Hallway
14' 2" x 3' 5" (4.32m x 1.03m)
A welcoming entrance vestibule provides an inviting introduction to the home, featuring a distinctive octagonal window with frosted glazing that adds architectural character while maintaining privacy. A generously sized understairs cupboard offers valuable storage, while an internal door leads through to the L-shaped hallway, providing access to the living room, ground-floor shower room and staircase to the upper level. Grey carpeting extends throughout both areas, complemented by painted walls for a clean, neutral finish. A radiator and central ceiling light fitting complete this practical and well-arranged entrance space.

Upper Landing
13' 10" x 3' 3" (4.21m x 1.00m)
The upper landing is filled with natural light from a traditional double-glazed sash and case window overlooking the front of the property, adding a touch of period character to this central space. Providing access to all three bedrooms and the separate WC, the landing also features a Ramsay ladder offering convenient access to the attic. Carpeted flooring, neatly painted walls and a central ceiling light fitting complete the décor.

Attic
A generously sized, partially floored attic providing excellent additional storage space, making practical use of the property's roof space.



GARDEN

An exceptionally spacious rear garden provides an impressive outdoor setting, combining extensive lawned areas with established planting and versatile spaces for relaxation and recreation. A patio immediately adjoining the house offers an inviting spot for outdoor dining and entertaining, while a stone-covered section adds variety to the landscaped surroundings. Mature shrubs and an assortment of potted plants bring colour, texture and character to the garden, creating an attractive environment with ample scope for further personalisation. Two garden sheds, being gifted by the vendor, provide valuable additional storage.

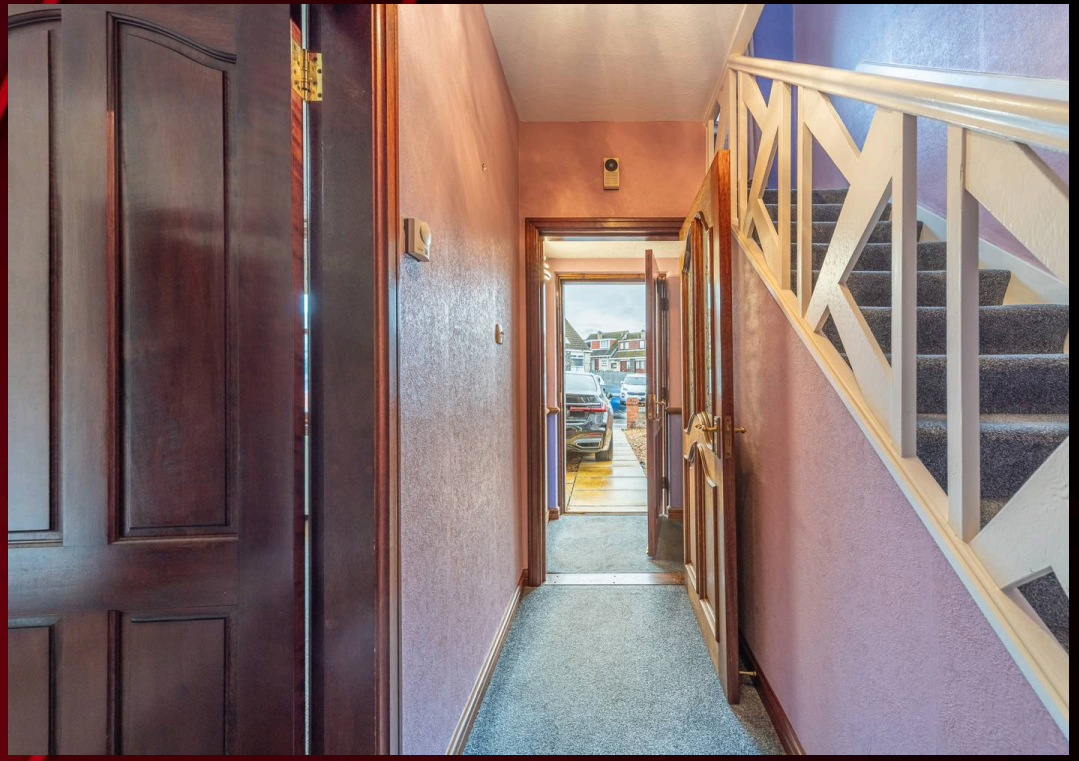
OFF STREET

2 Parking Spaces

A generously proportioned paved driveway provides convenient off-street parking for two vehicles. Attractive paving slabs, interspersed with decorative stone detailing, create a smart and welcoming approach to the property, combining practicality with an appealing finish.



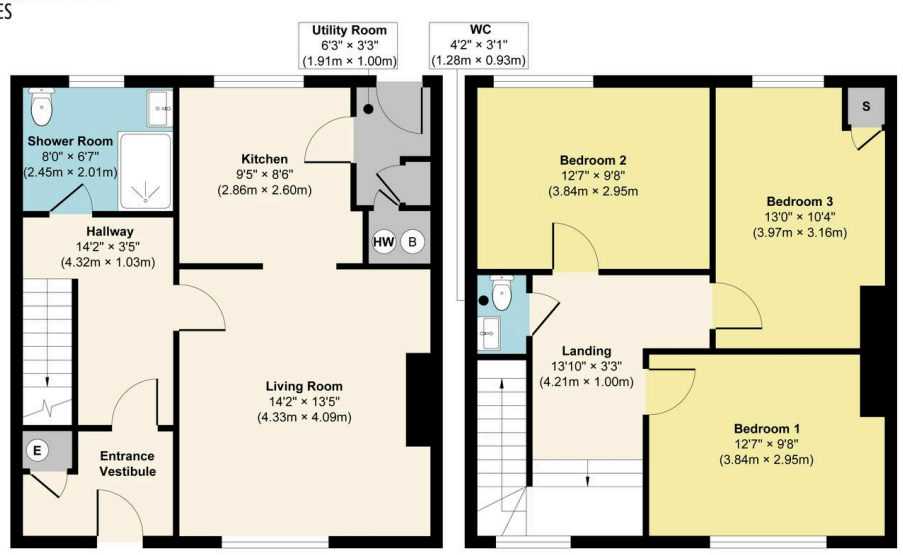






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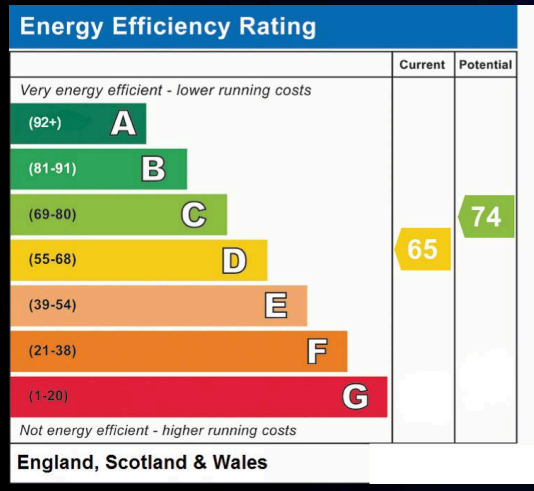
Ground Floor
Approximate Floor Area
520 sq. ft
(48.40 sq. m)

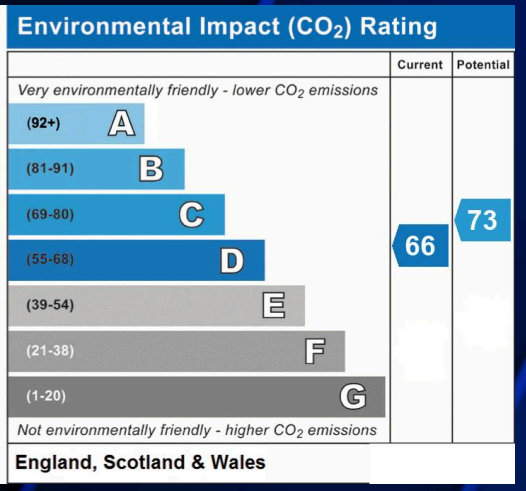
First Floor
Approximate Floor Area
520 sq. ft
(48.40 sq. m)

Approx. Gross Internal Floor Area 1040 sq. ft / 96.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property







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