



Property Description

Immaculately presented, three-bedroom, end-terrace family home, with gardens and a driveway. Located in a modern, maintained and family orientated residential development in Prestonpans, East Lothian.

Comprises an entrance porch, living room, dining/kitchen, two double bedrooms, a single bedroom, a shower room and a ground floor WC. Tastefully finished throughout, highlights include a quality fitted kitchen, modern bathroom suite, and contemporary flooring and lighting. In addition, there is gas central heating, double glazing, multiple TV points, and good storage including a loft.

There is a driveway and lawn to the front; whilst to the rear, the garden includes a lawn, patios, a storage shed and a good-quality greenhouse. This modern development includes additional visitors parking bays and well-maintained communal grounds including a children's play park.

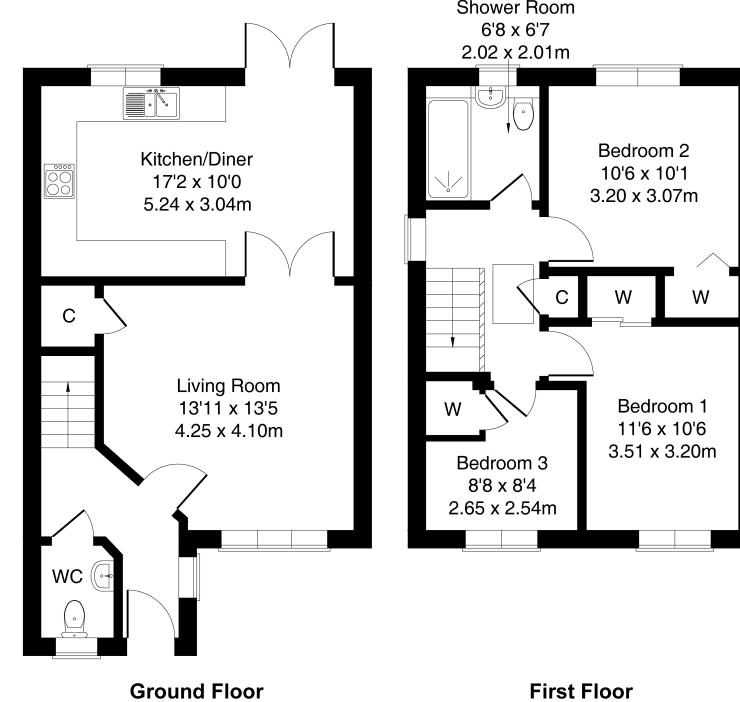
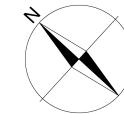
The entrance hall features wood-effect flooring and gives access to the living room and WC. Set to the front, the living room is finished with carpeted flooring, a storage cupboard and offers ample space for lounge furniture.

Set to the rear, with patio doors accessing the well-maintained garden, the kitchen/dining room has easy maintenance flooring, whilst modern fitted units include wooden worktops, a stainless steel sink, a tiled splashback surround, unit downlighting and spot lighting. Appliances include a range cooker with an extractor fan above and an integrated fridge/freezer and washing machine. The downstairs WC is fitted with a modern two-piece suite, vinyl flooring and a central light fitting.

Upstairs, two double bedrooms are similarly well finished, with carpeted flooring, built-in wardrobes and central light fittings; whilst set to the front, bedroom three has carpeted flooring and a storage cupboard.

Completing the accommodation, the shower room is fitted with a white suite with storage, a large mains mixer shower cubicle, modern wall panelling, laminate flooring and a ladder-style radiator.

A 360 Virtual Tour is available online.



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Prestonpans is a charming coastal town located around 11 miles from Edinburgh. The town itself, and both neighbouring Cockenzie and Port Seton, offer good local shopping facilities including a Co-op supermarket and a Lidl store, along with the usual banking and Post Office services, a library, and a community sports centre. There are miles of sandy beaches in East Lothian, along with a

selection of golf courses. There is easy access to the A1, which offers swift commuting into Edinburgh city centre or to the east, with further connections to the Borders and to the north of England. Good public transport services are available within the area, including the Prestonpans railway station. Local schooling is also available in both Prestonpans and Cockenzie.





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