



Estate Agents and Solicitors

12 Glengary Terrace, Prestonpans, East Lothian, EH32 9FG

Tastefully Presented and Spacious, Flexible, Four-Bedroom, Modern, Detached Family Home.

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Property Description

Tastefully presented and spacious, flexible, four-bedroom, modern, detached family home, with gardens, a driveway and an integrated garage. Located in a popular and family-orientated residential area of Prestonpans, East Lothian.

Comprises an entrance hallway, living room, conservatory, dining room, kitchen, utility room, four double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a stylish fitted kitchen and bathroom suites, continuous contemporary flooring throughout the ground floor, multiple TV points and modern decor. In addition, there is HIVE gas central heating, double glazing and superb storage, including bedroom wardrobes, a loft and a garage with power and light.

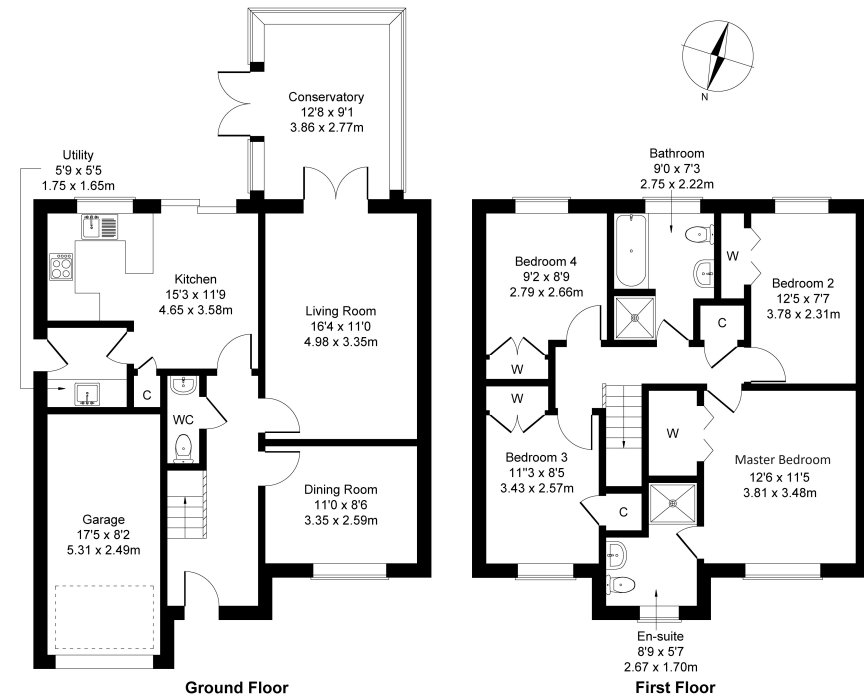
A professionally landscaped rear garden includes a synthetic turf lawn and a paved patio, whilst to the front is a lawn and a double driveway, with an EV charger point. The development also offers additional, unrestricted on-street parking and visitor spaces and well-maintained communal grounds, including a children's playground.

The entrance hall has ample space for outerwear storage, and gives access to the public rooms, the carpeted stairway and the WC, with a two-piece suite. Rear-facing, the spacious living room features wood-effect flooring, continuing from the hall, coving, a wall-mount TV point and French patio doors to the generous and flexible conservatory. Also rear-facing is a generous kitchen offering space for a dining table, recessed spotlighting, a built-in store cupboard, a patio door to the garden and access to a utility room, with fitted units and a worktop with a sink and a drainer. The stylish kitchen is fitted with stone-effect worktops, a breakfast bar, a sink with a drainer, an integrated double oven with a gas hob and a canopy above. Front facing is a flexible dining room, currently used as a children's playroom and offering a potential office or guest room. On the first floor, a master bedroom is set to the front and includes carpeted flooring, plain coving, a built-in wardrobe, a wall-mount TV point and a generous en-suite shower room, with a fitted suite and an integrated cubicle. Three further well-proportioned bedrooms offer superb family accommodation, and all include carpeted flooring and integrated wardrobes. The family bathroom completes the floorplan and has a fitted suite, including a separate shower cubicle, contemporary wall panelling and a ladder-style radiator.

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Approximate Gross Internal Area: (1575 sq ft - 146 sq m.)



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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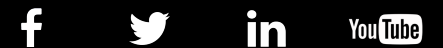
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