



## 10 Northfield Court, Prestonpans, East Lothian, EH32 9NL

Immaculately Presented, Three-Bedroom, Linked, Detached Bungalow

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# Property Description

Immaculately presented, three-bedroom, linked, detached bungalow, with gardens, a driveway and an adjoining garage. Set in a quiet and desirable cul-de-sac, on a private estate, in the popular coastal town of Prestonpans, East Lothian.

Comprises an entrance hallway, living room, dining/kitchen, three double bedrooms, a shower room and a family bathroom.

Highlights include a high-quality kitchen, with a full range of appliances, stylish bathrooms and extensive contemporary flooring and lighting. In move-in condition, further highlights include HIVE gas central heating, double glazing, a multi-fuel stove and fitted blinds in the lounge.

There is low-maintenance landscaping to the front, whilst a generous enclosed rear garden includes patios and a synthetic turf lawn. A large garage has power and light.

A spacious, welcoming entrance hall is finished with engineered wood flooring which continues into a dual-aspect living room on the left. Enjoying plenty of natural light from generous glazing, the stylish reception room features a log-burning stove and offers plenty of space for freestanding furniture. Next door, a kitchen provides space for seated dining and opens onto the garden, via bi-folding doors. Fitted with contemporary, high-spec units and worktops, the kitchen also includes an integrated, eye-level double oven, a gas hob, a stainless-steel canopy, a dishwasher, a washing machine and an American-style fridge/freezer. A good-sized, double bedroom continues the tasteful presentation of the living space, whilst a contemporary shower room completes the ground-floor accommodation.

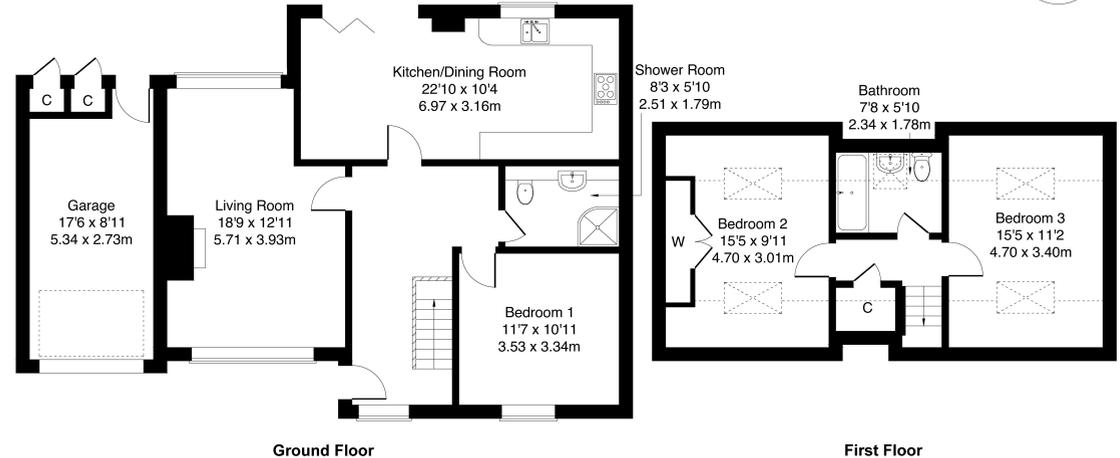
Upstairs, leading off a landing, with storage, are two further, well-proportioned double bedrooms, with one further benefiting from a built-in wardrobe.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls.



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Approximate Gross Internal Area: (1485 sq ft - 138 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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