



## 8 Summerlee, Prestonpans, East Lothian, EH32 9DR

Spacious, Two-Bedroom, Mid-Terrace Home with Garden

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# Property Description

Spacious, two-bedroom, mid-terrace home set over three levels, with a private garden. Located close to the waterfront of the popular seaside town of Prestonpans, East Lothian.

Comprises an entrance hall, living room, conservatory, kitchen, two double bedrooms, and a shower room.

Highlights include seaside views over to Fife from the top floor and a modern fitted kitchen with appliances. In addition, there is gas central heating, double glazing, and superb integrated storage including two lofts.

Externally, the property benefits from a low-maintenance patio garden to the rear including a storage shed and a patio deck, whilst there are residential parking bays adjacent to the front.

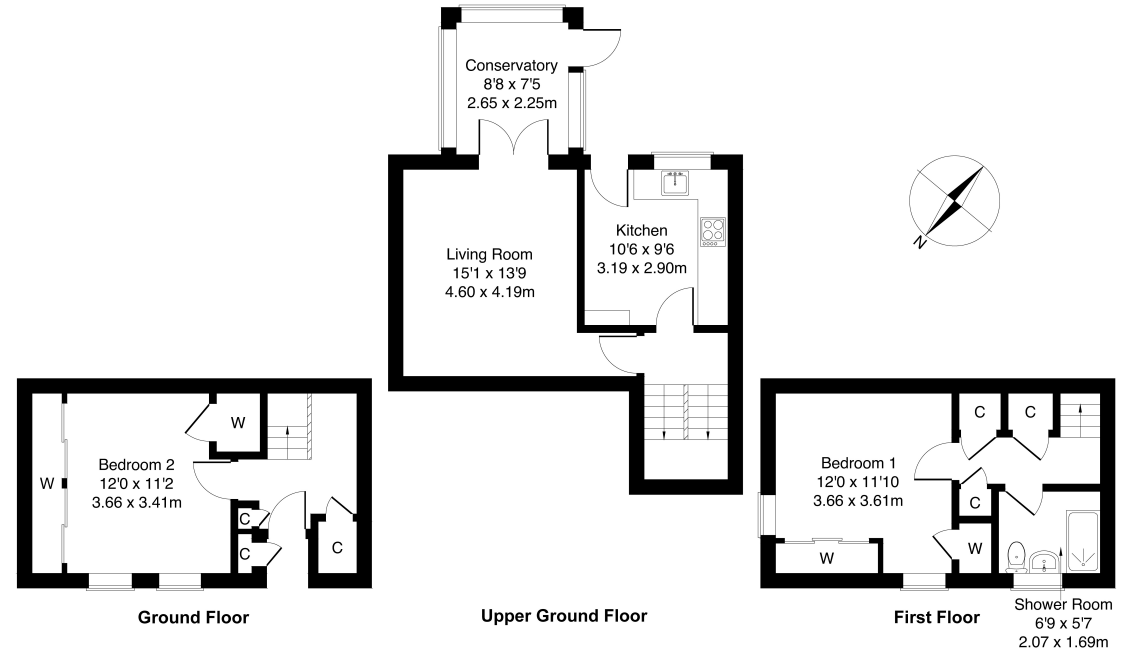
The entrance hall affords access to the ground floor, including two built-in storage cupboards and understair storage space, and to stairs leading to the upper floors. On the upper ground floor, a spacious living room has carpeted flooring and sliding patio doors leading to a southerly-facing conservatory, further leading to the rear garden. The kitchen is also set on the upper ground floor and provides further access to the rear garden. Modern fitted units include stone-effect worktops, a tiled surround, a sink with a drainer, an integrated oven and gas hob, and a freestanding washing machine and under-counter fridge/freezer.

On the top floor, there are three built-in cupboards, providing superb storage provision, whilst, the main bedroom includes carpeted flooring, a fitted wardrobe with mirrored sliding doors, and a further built-in wardrobe. Also set on the top floor, the shower room has a large shower cubicle and tiled splash walls. Completing the accommodation, a second bedroom is set on the ground floor, with carpeted flooring, light decor, a fitted wardrobe with sliding doors, and a further built-in wardrobe.



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Approximate Gross Internal Area: (893 sq ft - 83 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 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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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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