



## 18 Rowberry Walk, Prestonpans, East Lothian, EH32 9GH

Tastefully Presented & Spacious, Four-Bedroom Townhouse Set Over Three Levels

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# Property Description

Tastefully presented and spacious, four-bedroom townhouse set over three levels, with a private garden, driveway and an adjoining garage. Located in a popular modern residential development in the coastal town of Prestonpans in East Lothian.

Comprises an entrance hallway, living room, dining/kitchen, WC/utility, four double bedrooms, a family bathroom, and two en-suite shower rooms.

Features include a fully integrated kitchen, generous modern bathrooms, gas central heating, and double glazing. In addition, there are multiple TV points, quality flooring, and good storage, including eaves spaces and the garage with power and lighting.

Set 'off-street', there is a low-maintenance landscaping to the front, whilst the southerly facing rear garden includes a lawn and patios.

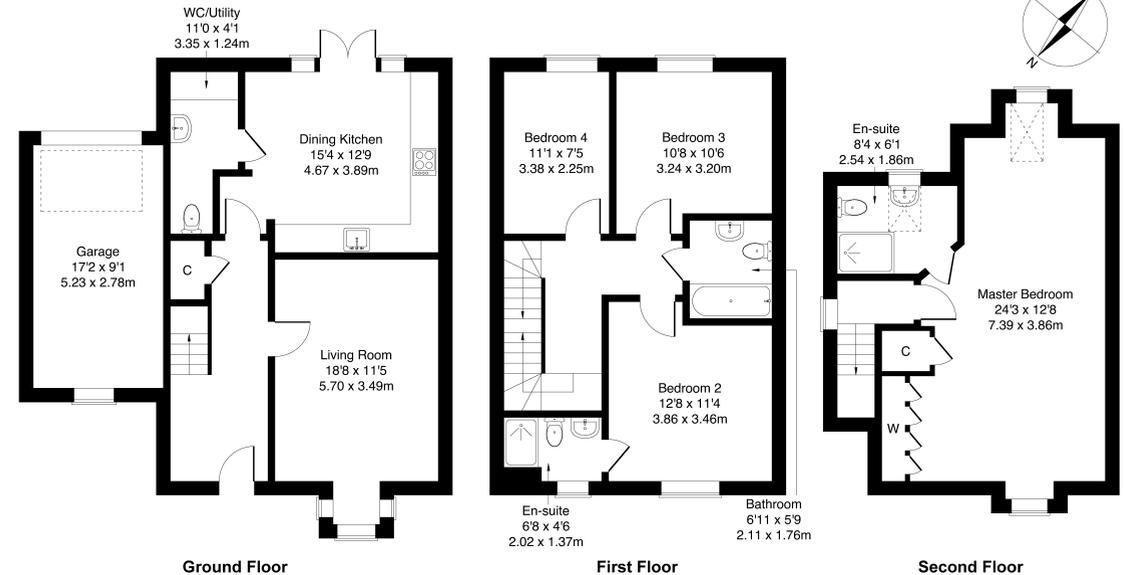
The welcoming entrance hall of this well-presented home provides access to all ground-floor rooms and features attractive oak flooring, with a staircase directly ahead leading to the first floor. The living room is a bright and comfortable reception space, offering soft carpeted flooring and a central light fitting. A charming box bay window draws in plenty of natural light, creating a pleasant atmosphere throughout the day while also providing additional space for furnishings. The room comfortably accommodates both seating and media areas, making it ideal for relaxing or entertaining. A built-in storage cupboard is conveniently located in the hall before reaching the modern fitted kitchen/dining room. This stylish and practical space features wood-effect flooring, wood-effect worktops, central light fittings, a tiled splashback and a sink with a drainer. There is ample room for a dining table, making it perfect for family meals or social gatherings. The room also provides access to a convenient WC/utility room and benefits from French doors that open directly onto the rear garden, allowing for an abundance of natural light and easy indoor-outdoor living. Integrated appliances include a fridge/freezer, washing machine, dishwasher, oven and a gas hob with a canopy above.

Located on the second floor, the spacious master bedroom offers a private and comfortable retreat. The room features carpeted flooring, Velux windows which bring in plenty of natural light, a built-in wardrobe and an additional storage cupboard. The master bedroom also benefits from access to a modern en-suite, creating a well-appointed and practical principal suite. Moving down to the first floor, bedroom two is another generously sized double room, complete with carpeted flooring and the added benefit of its own convenient en-suite shower room. Two further bedrooms are also located on the first floor, both offering carpeted flooring and pleasant outlooks. These rooms are well-suited for use as additional bedrooms, a home office or a nursery, providing flexibility for a variety of living arrangements. Completing the property, the modern fitted three-piece family bathroom features tiled-effect flooring, a central light fitting, a tiled splashback surround, a shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (1690 sq ft - 157 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 welcoming coastal town on the shores of the Firth of Forth, located around eight miles east of Edinburgh. The town offers a range of everyday amenities, including local shops, convenience stores, a post office, supermarkets, cafés, and other essential services that cater well to residents. Prestonpans also benefits from a selection of leisure and cultural attractions such as the historic Prestongrange Museum, attractive

coastal walks, nearby beaches, and excellent golfing at the renowned Royal Musselburgh Golf Club. Further recreational opportunities, schooling, and shopping facilities can be found in the surrounding East Lothian towns. The area is well served by frequent bus services and regular rail links from Prestonpans Railway Station, making it a convenient location for commuters travelling to Edinburgh and other nearby centres.





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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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