



23 Jim Bush Drive, Prestonpans, East Lothian, EH32 9GB

Light & Tastefully Presented, Three-Bedroom, Mid-Terrace Home with Gardens & Parking Space

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Light and tastefully presented, three bedroom, mid-terrace family home over three storeys, with gardens and an allocated parking space. Set in a quiet, modern, and popular residential development in Prestonpans, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a modern fitted kitchen, stylish bathroom suites, contemporary flooring, and good integrated storage. In addition, there is gas central heating, double glazing, and a loft space.

Externally, the property benefits from a lawn to the front, whilst an enclosed rear garden has a lawn, a paved patio, a storage shed and a gate to the residential parking.

The property is set within a maintained development with landscaped grounds, open green spaces, a children's play park, and additional on-street parking and visitor bays.

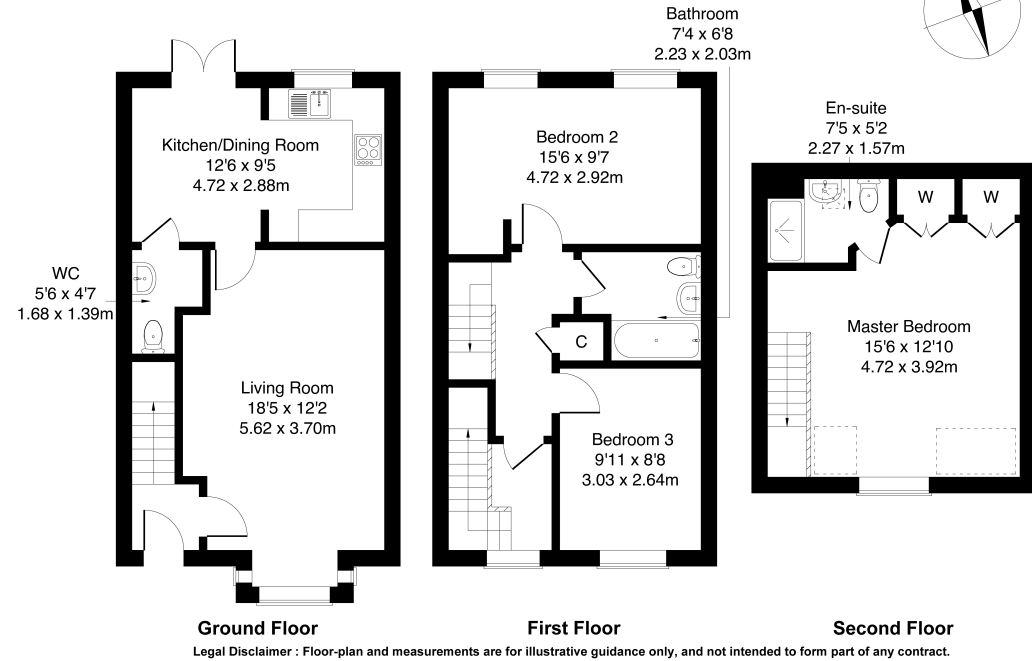
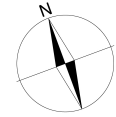
A welcoming entrance hall leads to a bright and spacious front-facing living room with stylish wood-effect flooring. To the rear, a good-sized dining/kitchen is fitted with contemporary units, stone-effect worktops with matching upstands, and appliances, including a fridge/freezer, dishwasher, washing machine, and an integrated oven and gas hob. French doors provide direct access to the enclosed rear garden, which features a lawn, a paved patio, a storage shed, and a gate to the residential parking. A convenient ground-floor WC is also set internally off the dining/kitchen.

The first floor comprises two well-proportioned double bedrooms, each offering ample space for freestanding furniture, along with a modern family bathroom fitted with a three-piece suite. Completing the accommodation, the second floor is dedicated to a generous master bedroom, which benefits from built-in wardrobes and an en-suite shower room with a stylish suite.



23 Jim Bush Drive, Prestonpans EH32 9GB

Approximate Gross Internal Area: (1173 sq ft - 109 sq m.)



Area Description

Prestonpans is a delightful coastal town situated just 11 miles from Edinburgh, offering a peaceful yet well-connected lifestyle. The town, along with its neighbouring communities of Cockenzie and Port Seton, provides a range of convenient local amenities, including a Co-op supermarket, Lidl, and essential services such as banking, a Post Office, a library, and a community sports centre. Residents can enjoy miles of sandy beaches along the East Lothian coast, as well as

access to several golf courses. The town is well-served by transport links, with easy access to the A1 for a quick commute into Edinburgh's city centre, as well as connections to the Borders and the north of England. Public transport is readily available, with Prestonpans railway station providing regular services. Local schooling options are also available in both Prestonpans and Cockenzie, making it a great choice for families.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

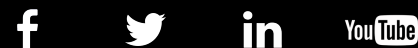
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.