



Estate Agents and Solicitors

## 28 Monks Meadow, Prestonpans, East Lothian, EH32 9GP

Beautifully Presented, Three-Bedroom, Mid-Terrace Home with Garden

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# Property Description

Beautifully presented, three-bedroom, mid-terrace house, with a garden and an allocated parking space. Located in a modern, quiet and factored residential development in Prestonpans, East Lothian.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, a single bedroom, a family bathroom and a ground-floor WC.

Tastefully finished throughout - highlights include a fully integrated kitchen, modern bathroom suites and contemporary flooring. In addition, there is gas central heating, double-glazed windows, multiple TV and phone points, and a partially floored loft space.

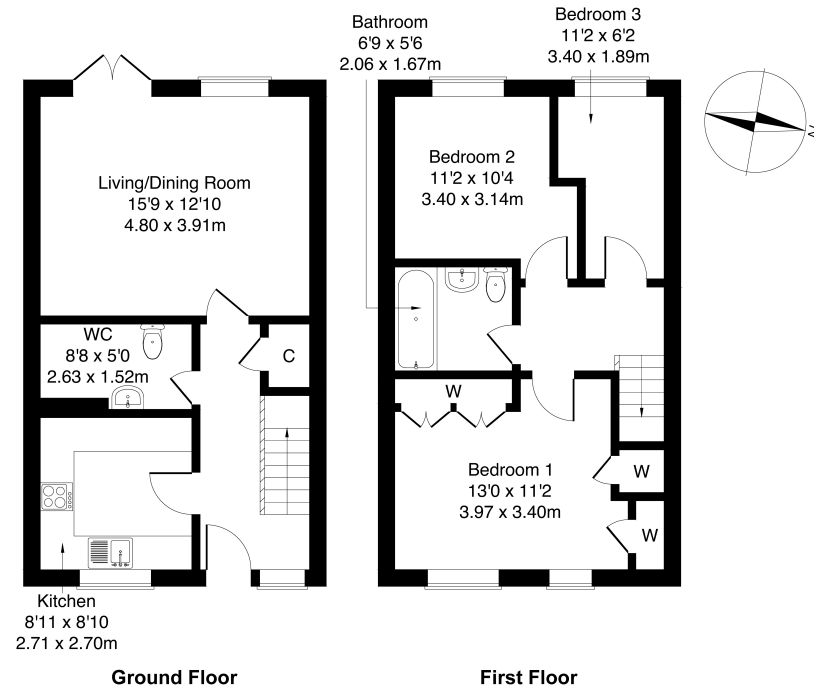
Externally, parking is adjacent to the front, whilst an enclosed rear garden features a lawn, a patio deck, and a storage shed. The development also offers visitors' spaces and well-maintained communal grounds including open greens and a children's play area.

A welcoming entrance hall offers space for outerwear and affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, including a convenient WC and built-in storage cupboard. Set to the rear, the living room has ample space for a dining area and enjoys patio doors accessing the garden, allowing plentiful natural light; whilst to the front, the stylish kitchen is fitted with modern units, wood effect worktops with matching upstands and a sink with drainer. With appliances including a fridge/freezer, dishwasher, washer/dryer, oven and a gas hob with a stainless steel splashback and an extractor hood.

On the upper hall, bedroom one is set to the front, offering a spacious room size and superb storage provision with a fitted wardrobe and two further built-in wardrobes, as well as a wall-mount TV point; whilst two further carpeted bedrooms are set to the rear, similarly well-finished with light neutral decor. Completing the accommodation, the bathroom is set internally off the hall, fitted with a modern three-piece suite including an electric shower over the bath, tiled splash walls and a ladder-style radiator.

Blinds not included in the sale.

**mov<sup>8</sup> REAL ESTATE** 28 Monks Meadow, Prestonpans, EH32 9GP  
Approximate Gross Internal Area: (872 sq ft - 81 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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