



33 Corporal John Shaw Court, Prestonpans, East Lothian, EH32 9GJ

Spacious, Five-Bedroom, Detached Home with Gardens, Driveway & Garage

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Property Description

Immaculately presented and spacious, five-bedroom, detached family home with gardens, a driveway, and an integrated garage. Set in a modern, family-orientated development in Prestonpans, East Lothian.

Comprises an entrance hall, living and dining room, kitchen, master bedroom with en-suite and dresser, four flexible bedrooms, a family bathroom and a ground-floor WC.

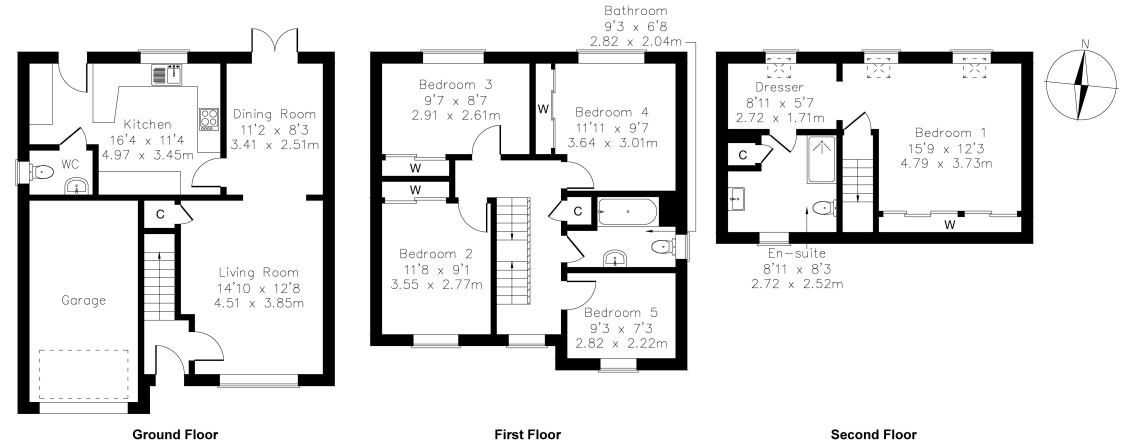
Highlights include a quality kitchen with Mistral worktops and a range of integrated appliances; and upgraded stylish bathroom suites. In addition, there is HIVE gas central heating, double glazing, an alarm system, multiple TV points, and a loft. With superb integrated storage including built-in wardrobes for the main bedrooms, and a garage with power and lighting.

Externally, there is a driveway and lawn to the front; whilst the rear garden includes a lawn, with wood-decked and paved patio areas. The property is set within a contemporary development, with landscaped grounds, a children's play park, on-street parking and visitor parking bays.

A welcoming entrance affords access to the carpeted stairs leading to the upper hall, and opens into a spacious living room with a front-facing southerly aspect, a wall-mount TV point, a built-in storage cupboard, and carpeted flooring continuing into the rear-facing dining featuring patio doors accessing the garden. Set off the dining area, a well-sized kitchen is fitted with modern units and worktops, a breakfast bar and a sink with drainer; with appliances including an integrated 5-ring gas hob, a double eye-level oven, a dishwasher, a washing machine, a wine cooler and a freestanding fridge/freezer; whilst providing access to a convenient WC and the garden.

On the first floor, four bedrooms are set to each aspect, similarly finished with carpeted flooring, with bedrooms two, three and four featuring superb storage with large built-in wardrobes, whilst bedroom five offers a flexible space for a potential home office/study. The family bathroom features a side aspect window, and is fitted with a three-piece suite including a shower over the bath. Completing the accommodation, a generously sized master bedroom is set on the second floor, with Velux-style windows, an exceptionally large built-in wardrobe, a dresser and a stylish en-suite shower room with a large cubicle, tiled splash walls and flooring, and a ladder-style radiator.

mov8 REAL ESTATE 33 Corporal John Shaw Court, Prestonpans EH32 9GJ
Estate Agents and Solicitors Approximate Gross Internal Area: (1636 sq ft - 152 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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Estate Agents and Solicitors



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