



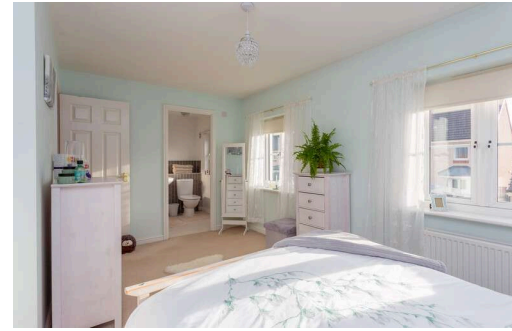
28 The Flying Scotsman Way
Prestonpans, EH32 9GE



"28 The Flying Scotsman Way is an immaculately presented semi-detached house with garage and private gardens"

- ENTRANCE VESTIBULE
- LIVING ROOM
- KITCHEN
- DINING ROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS





LOCATION

Prestonpans is a historic and popular coastal town, situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. It is an extremely convenient commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass. There are a number of local shops including Lidl and Scotmid supermarkets, schools and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinnaird Retail Park, Newcraighall, which offers a selection of High Street shops and superstores. A variety of leisure facilities are available in the area including Prestonpans swimming pool, sports facilities and indoor bowling at Meadowmill Sports Centre and a choice of golf courses. Prestonpans has its own railway station.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

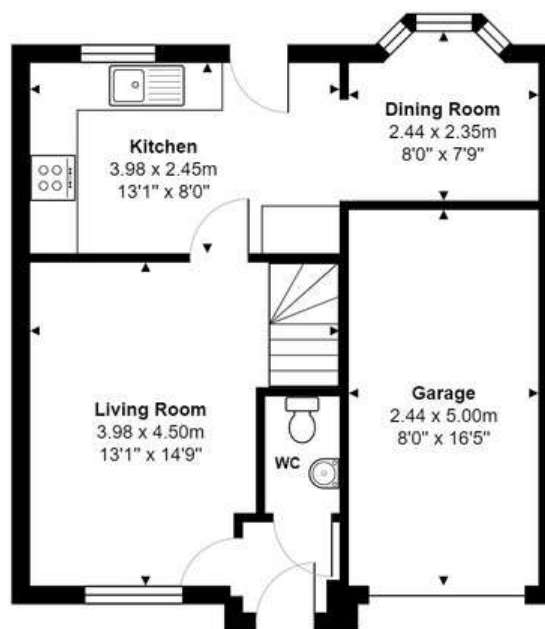
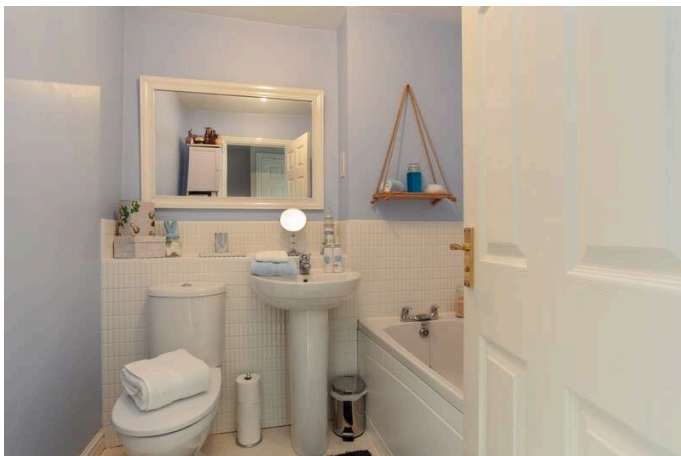
DESCRIPTION

28 The Flying Scotsman Way is an immaculately presented semi-detached house with garage and private gardens, situated within a quiet, manicured modern development in the popular coastal town of Prestonpans. The property is generously proportioned and presented in exceptional order. The accommodation comprises: welcoming hallway with WC off; bright and spacious open plan living room with carpeted stair to the upper landing; fitted modern kitchen diner to the rear, large enough for a table and chairs seating 4; double bedroom 1 to the rear with fitted wardrobe space and en-suite shower room with mains fed shower; front facing double bedroom 2; single bedroom 3 with cupboard space and a family bathroom with 3 piece white suite. Externally, the property boasts a double driveway leading to a single garage with light and power; side gate leading to a stunning, fully enclosed southeast facing garden with raised patio area, perfect for alfresco dining in the summer months. The property also benefits from double glazing; gas central heating; abundant transport links; excellent local amenities and vast open green spaces.

EPC RATING

The energy efficiency rating for this property is band C

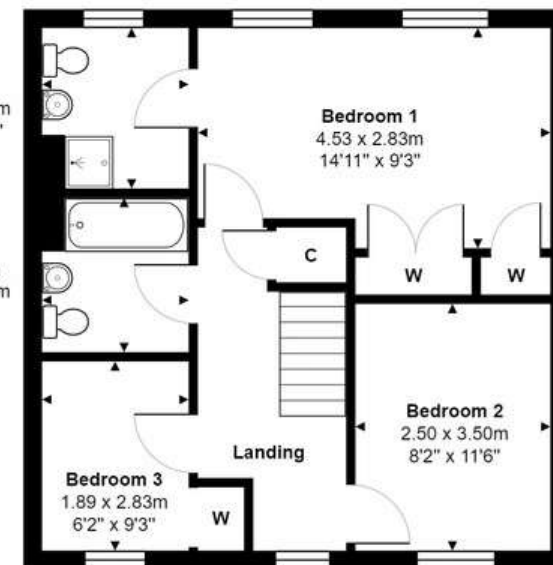
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Ground Floor

Ensuite
1.95 x 2.07m
6'5" x 6'10"

Bathroom
1.95 x 1.98m
6'5" x 6'6"



First Floor

28 The Flying Scotsman Way, Prestonpans, EH32 9GE

Total Area: 88.8 m² ... 955 ft²

All measurements are approximate and for display purposes only



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