



4 The Flying Scotsman Way, Prestonpans, EH32 9GE

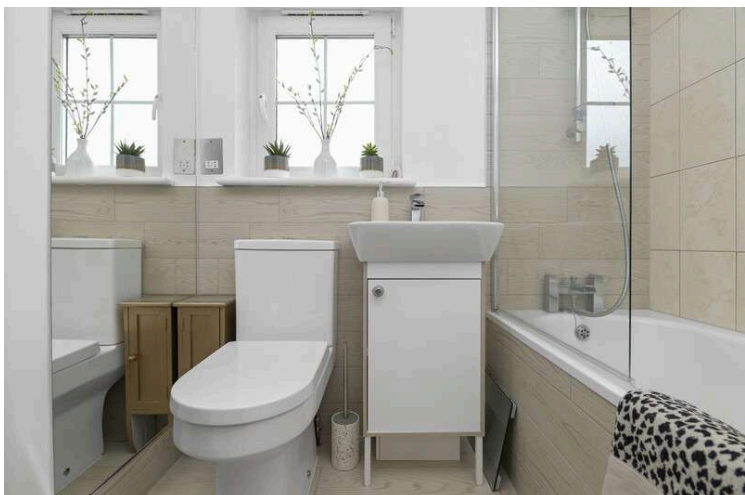
www.mcdougallmcqueen.co.uk



Buyers are given a fantastic opportunity to purchase this stunning end terrace house. Set over three levels and in immaculate order, the accommodation briefly comprises : on the ground level; spacious bright lounge with fabulous natural light from the double aspect windows with ample space for lounge and dining furniture, French doors giving direct access to the rear garden; modern white kitchen with excellent storage, wooden worktops, befast sink and dining space; downstairs wc with cupboard housing washing machine. On the first level are two double bedrooms and the modern bathroom with shower over bath and window. Level three is home to two further bedrooms (bedroom 4 is currently being utilised as home office) and a shower-room. The property has been tastefully decorated and styled by the current owner allowing any buyer to move in with ease. Further benefiting from gas central heating and double glazing.

Externally there is a garage with access via the back garden gate, lawn to the rear with some mature shrubs and a patio area idea for alresco dining/entertaining. Small area of border garden to the front and side.

- Stylish 4 bed end terrace house
- Private rear garden, small garden at front
- Private garage to the rear
- 4 bedrooms, 2 bathrooms and downstairs wc
- Lounge with French doors to garden
- Modern kitchen with dining area



Location

Prestonpans continues to be a popular East Lothian village with its thriving community spirit, offers lovely shore walks, open parks and countryside, all within a 20-minute commute (either by train or car) to the heart of Edinburgh city centre. The town has a good selection of amenities including convenience stores, supermarkets, bistro, café, takeaways, pubs (one with award-winning food), bakers, bank, library, post office to name but a few and a community centre. For more extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of high-street stores and restaurants. The town has two primary schools and the comprehensive Preston Lodge High School. Fitness and outdoor pursuits can be found at the Mercat Gait Centre, the Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club and the East Lothian Indoor Bowling Club, all on your doorstep.

Extras

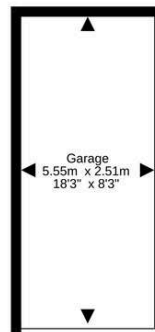
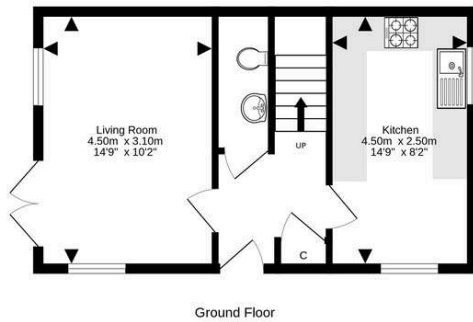
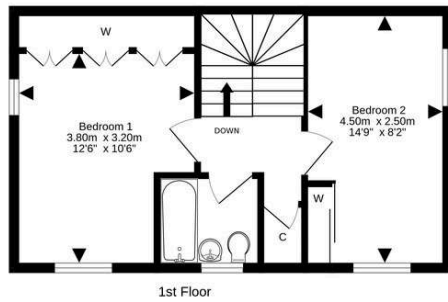
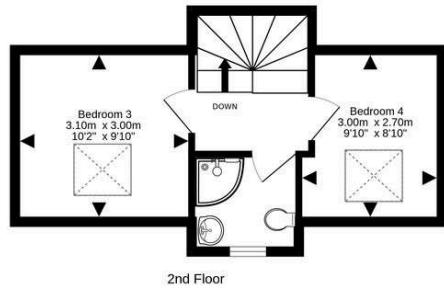
Included in the sale are the light fittings and window coverings.

Price & Viewing

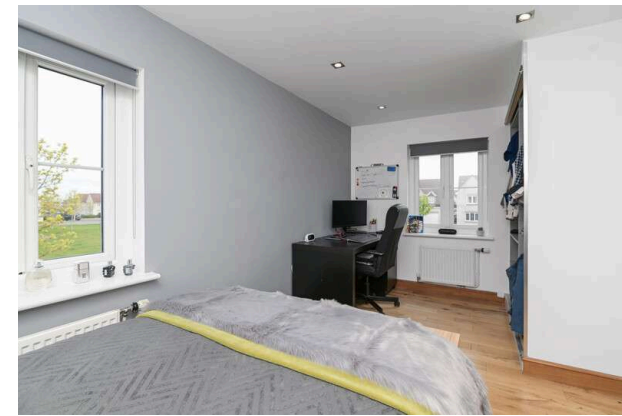
For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C

Council Tax Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

