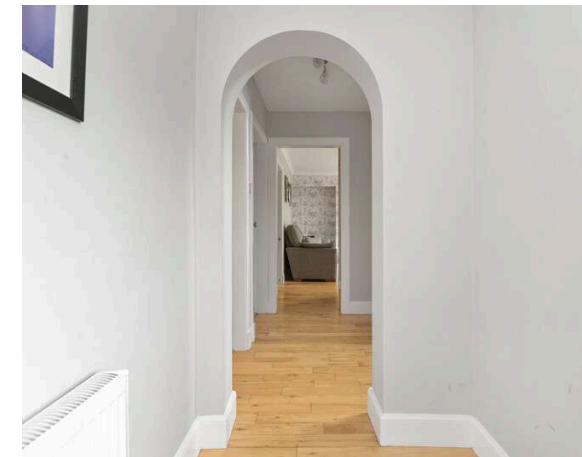




48 Schaw Road, Prestonpans, EH32 9QQ

www.mcdougallmcqueen.co.uk



Refurbished to a high standard is this stylish semi detached family size home. Along with having spacious rooms, the property also benefit from a fantastic sized garden to the front and rear, with parking to the side. The accommodation briefly comprises a welcoming hallway, bright lounge with a bay window formation and a stunning modern kitchen with a wide range of storage and integrated appliances including a double oven, dishwasher, washing machine and fridge freezer, Bedroom 4 is positioned on the ground floor and is currently being utilised as a home salon. Modern bathroom with window giving natural light and attractive tiling to the floor and shower board wall, heated ladder style towel rail an shower over bath. On the upper level are 3 further double bedrooms and a useful L-shaped home office (currently being used as a childs bedroom). The property is tastefully presented and allows any lucky buyer to move in with ease. Further benefiting from gas central heating and double glazing. Externally there is a good sized gardens to the front and rear giving a perfect safe space for any children and pets and a drive to the side.

- Generously sized semi detached family home
- 4 Bedrooms and study, refitted kitchen & bathroom
- Enviably garden area to front side and rear
- Off-street parking, Gas Central Heating & DG



Location

Situated on the south shore of the Firth of Forth, Prestonpans is a popular East Lothian town, set amid pleasant open countryside with excellent beaches nearby at Port Seton, Longniddry, Aberlady and Gullane. There are several primary schools in the area as well as Preston Lodge High school. Local shopping is made easy with Lidl and Co-op supermarkets virtually on the doorstep. Also on the High Street is a dental surgery and a veterinary surgery, with a library, medical centre, community centre and sports centre with swimming pool just a few minutes' walk away. An Asda superstore and Fort Kinnaird Retail Park are just a short drive away offering many high Street stores as well as a good selection of restaurants and a new cinema complex. There are frequent bus services to Edinburgh City Centre and North Berwick with bus routes serving Musselburgh, Port Seton and Tranent as well as a railway station with "Park and Ride" facilities at Prestonpans which takes you to the capital in only 20 minutes. With the A1, close by, leading to the City Bypass and Scotland's motorway network, Prestonpans is an ideal location for the commuter.

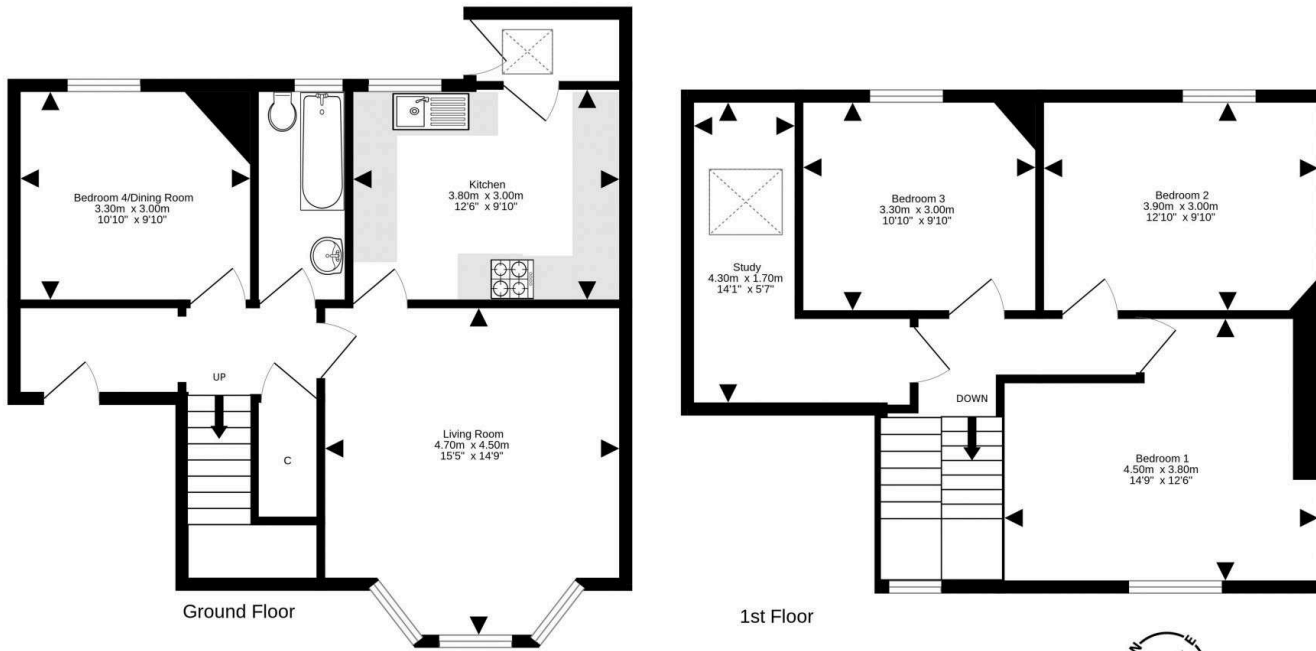
Extras

Included in the sale are all window coverings, mirrored wardrobes in main bedroom and bin store.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC 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. Made with Metropix ©2023



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

