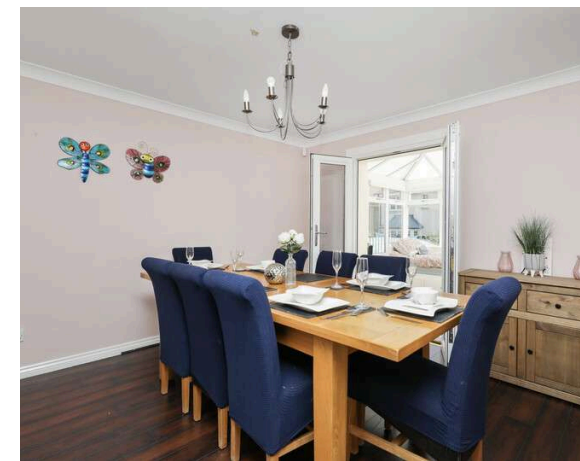




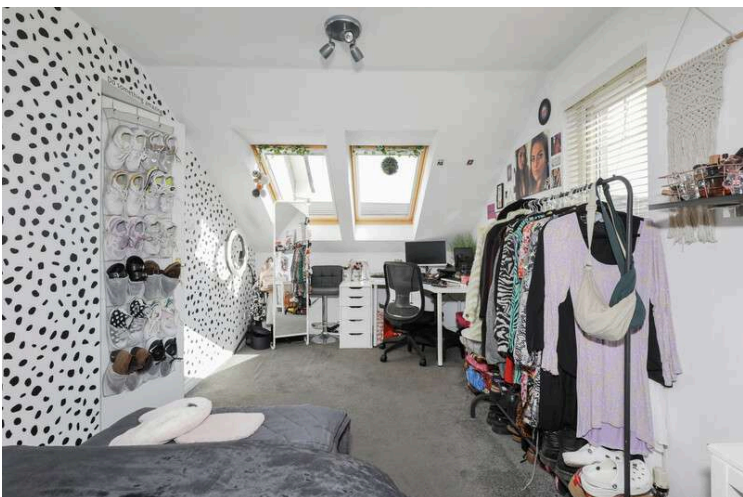
9 Appin Drive, Prestonpans EH32 9FB

www.mcdougallmcqueen.co.uk



A rare opportunity has arisen to acquire a most impressive five bedroom detached villa of immense appeal with a double garage, driveway and gardens to the front and rear. The property forms part of a mature, modern development in the popular East Lothian coastal town of Prestonpans enjoying an extremely convenient location, close to an excellent range of amenities and superb transport links. Presented to the market in good order throughout we would recommend an early viewing.

- Reception hallway with a useful understairs cupboard.
- Extremely spacious front facing living room complemented by a bay window.
- Dining room with direct access to the sunroom.
- Fully fitted and of generous proportion the dining kitchen is equipped with a range of wall and base units, the Range style cooker is included in the sale.
- Utility Room.
- Large master bedroom with en-suite.
- Four further double bedrooms, two with built in wardrobes.
- Family bathroom comprising WC, wash hand basin, shower cubicle and bath.
- Ground floor WC.
- Gas central heating.
- Double glazing.
- Double garage and driveway.
- Private gardens to the front and rear.



Location

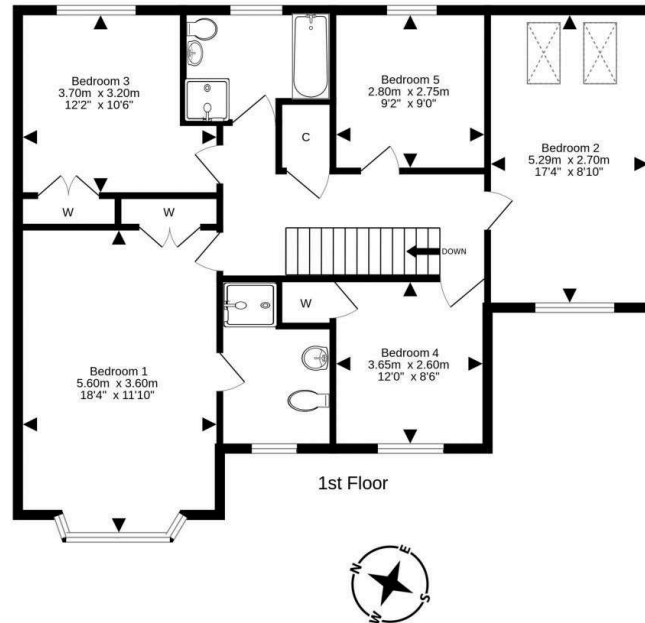
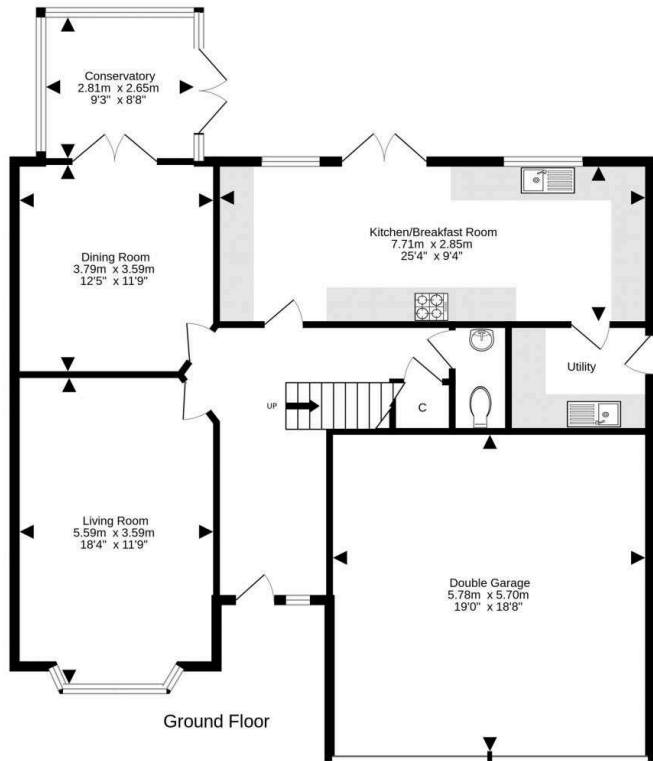
The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town, throughout East Lothian and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Prestonpans has its own railway station

Extras

The range cooker, washing machine, dishwasher, curtains, blinds, trampoline and fitted floor coverings are included in the sale.

Price & Viewing

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



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.

