



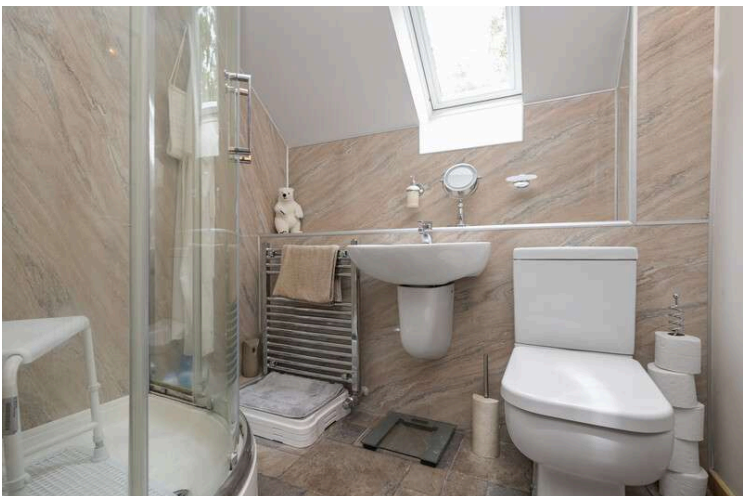
1 Stable Corner, Prestonpans, East Lothian, EH32 9ST

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Very rarely available property in a small private courtyard setting. McDougall McQueen present to the market this deceptively spacious two-bedroom semi-detached cottage (former pottery), superbly situated in a small private courtyard setting in the popular East Lothian town of Prestonpans only a short walk from the town centre, beach, and coastline. The deceptively spacious accommodation is presented in excellent order having been recently upgraded by its current owners, providing a superb opportunity for first-time buyers, professional couples, and those with a young family. Prestonpans is ideally placed for the commute to Edinburgh and beyond being close to the A1 and having its own train station. Viewing is by appointment and should be made at your earliest convenience.

- Entrance hallway with under-stair storage
- Ground floor WC
- Spacious living room with front facing window and wall mount inset gas fire
- Recently fitted modern kitchen with front facing window, a range of base, wall, and larder units with cabinet and under lighting, worktops with matching splash backs, five ring gas hob, extractor, double oven, and integrated appliances including a dishwasher, washing machine, and fridge freezer
- Upper landing
- Double bedroom with twin Velux windows to the front and full width built-in mirrored wardrobes
- Double bedroom two again with a Velux window to the front and built-in double mirrored wardrobes
- Family shower room, corner shower with overhead raindrop shower and shower attachment, wc and sink with front facing Velux window
- Double glazing and gas central heating with Hive controller
- Small private front garden within an enclosed gated communal courtyard setting
- Residents parking
- Within walking distance of the coast and all amenities
- Superb transport links including a local train station



## Location

Situated on the breath-taking East Lothian coast is Prestonpans, it links with neighbouring villages along the scenic east coast where many pleasant walks, cycle routes, and sandy beaches can be enjoyed. The town offers a good range of local shopping facilities as well as banking/post office services, a health centre and dental surgery. A range of leisure facilities in the vicinity include a range of golf courses, and the Mercat Gait Centre with gym, dance studio and swimming pool. A more comprehensive range of shopping and recreational facilities are available only a short drive away in nearby Musselburgh with an extensive range of shopping outlets at Ford Kinnaird Retail Park. With a regular public transport service in operation, easy access to the A1 linking with major motorway networks, Edinburgh city by-pass, and with a local rail link in Prestonpans and Wallyford making this an ideal base for the commuter.

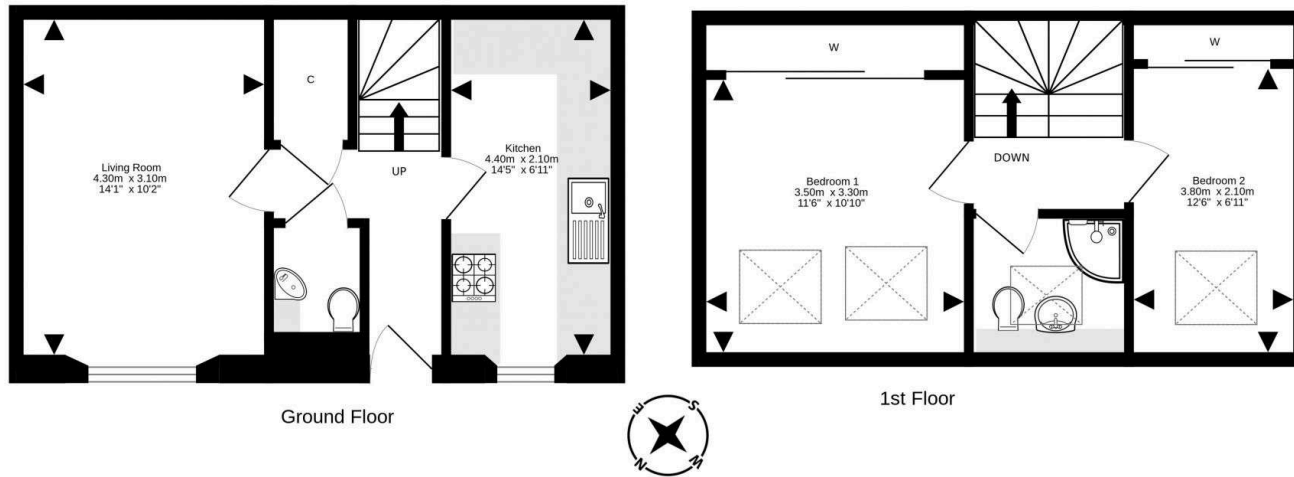
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

## Price & Viewing

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

EPC Band - C



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



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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.

