

I Struan Wynd
Prestonpans, EH32 9FR



"1 Struan Wynd is a well presented, bright and spacious semi-detached house, situated within a quiet residential area"

- HALLWAY
- LIVING ROOM
- KITCHEN/DINING
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





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 D, however, please check with the local authority.



DESCRIPTION

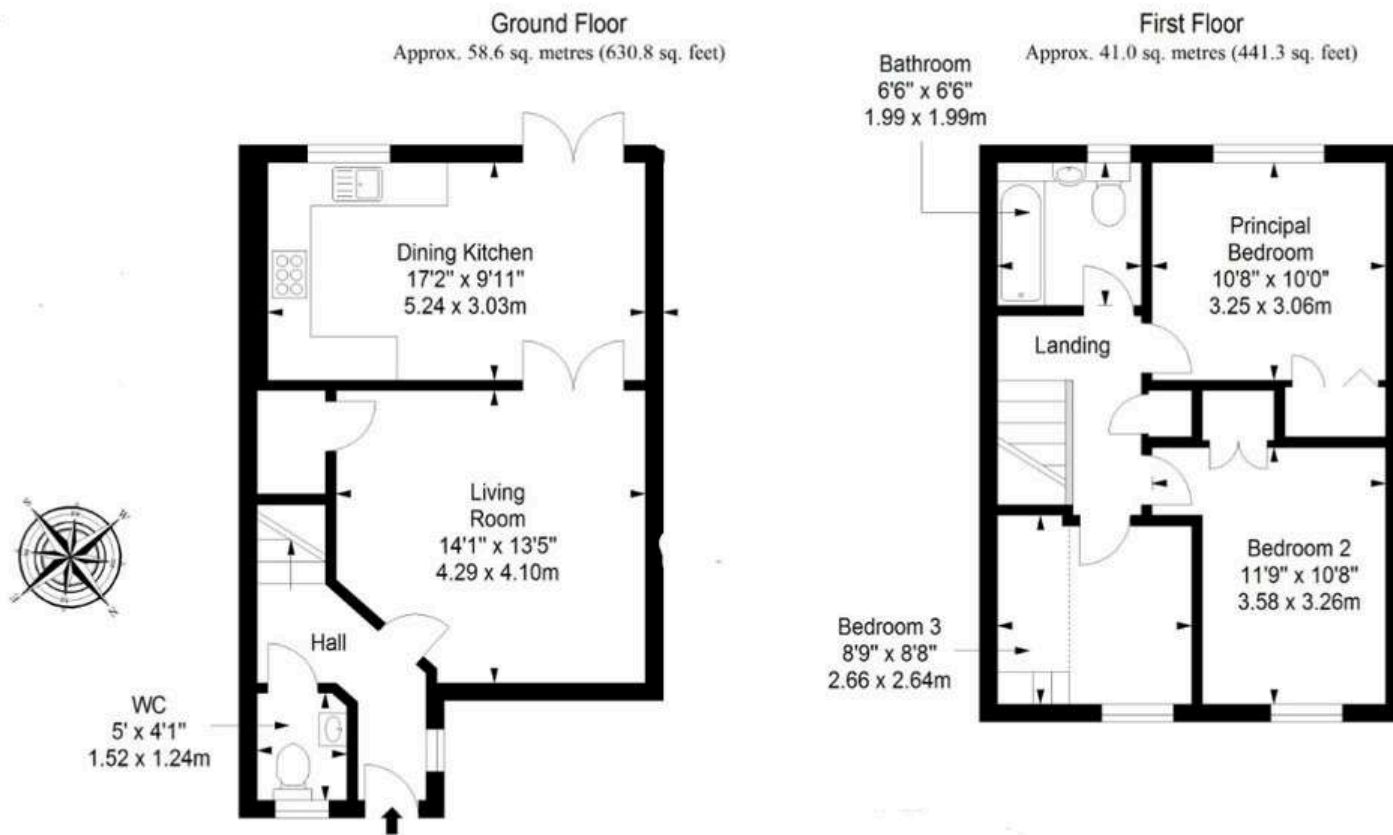
1 Struan Wynd is a well presented, bright and spacious semi-detached house, situated within a quiet residential area. The accommodation, which is in move-in condition, comprises: entrance hall; living room with cupboard off; modern dining kitchen with French doors leading to the rear garden; WC; stairs leading to upper landing with cupboard off; double bedroom 1 with built-in wardrobe; double bedroom 2 with built-in wardrobe; bedroom 3 which is currently being utilised as a study with cupboard off and contemporary bathroom with shower over bath.

Further benefits are: gas central heating; double glazing; front garden laid to lawn; side path and gate leading to enclosed rear garden which is laid to lawn with patio area; drive-way; unrestricted street parking and great local amenities.

EPC RATING

The energy efficiency rating for this property is band C

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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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