



3 Laburnum Arch Court, Prestonpans, EH32 9GZ

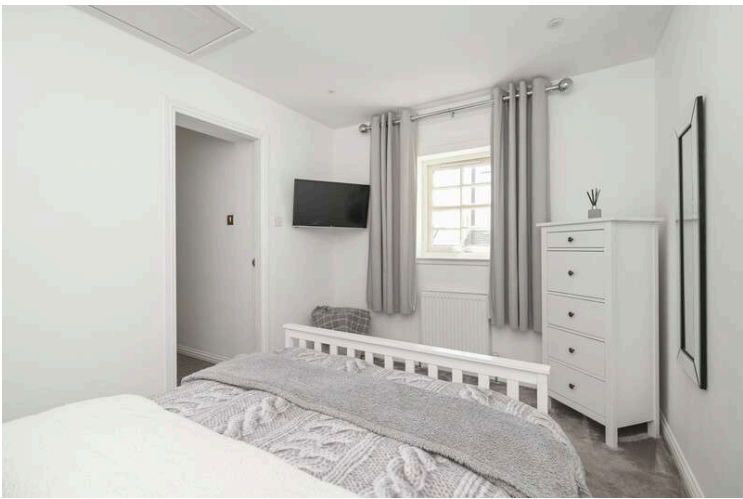
www.mcdougallmcqueen.co.uk



Stunning, simply stunning, these are the only words to describe this beautifully refurbished property. McDougall McQueen are delighted to offer to the market this spacious and modern three bedroom (previously four bedroom) terraced house. This is a rarely available property in a lovely courtyard setting with residents parking, it is ideal for professional couples and young families alike. Its position in the popular East Lothian town of Prestonpans means it is only a short walk from the town centre, beach, and coastline. 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
- Lovely ground floor WC
- Spacious open plan living room and gorgeous fitted kitchen with front facing window and French doors to the rear, a range of quality base and wall units with inset sink, quartz worktops, breakfast bar, splashback, and upstands, five ring gas hob, oven, extractor, integrated microwave oven, dishwasher and washing machine
- Upper hallway with loft access
- Main double bedroom with twin rear facing windows and built-in wardrobes
- Beautiful en-suite shower room with double shower base, raindrop shower and attachment, wc and sink with built-in vanity unit,

- shelved display and lighting, towel radiator and mirror with light
- Double bedroom two with front facing window and second loft access
- Double bedroom three (originally bed three and four) with twin front facing windows
- Gorgeous family bathroom with three-piece white suite with p-shape shower bath and shower screen, wc and feature stone bowl sink with vanity unit, towel radiator and mirror with light
- Double glazing and gas central heating
- Private garden grounds to the front and rear within a courtyard setting
- Residents parking



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 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.

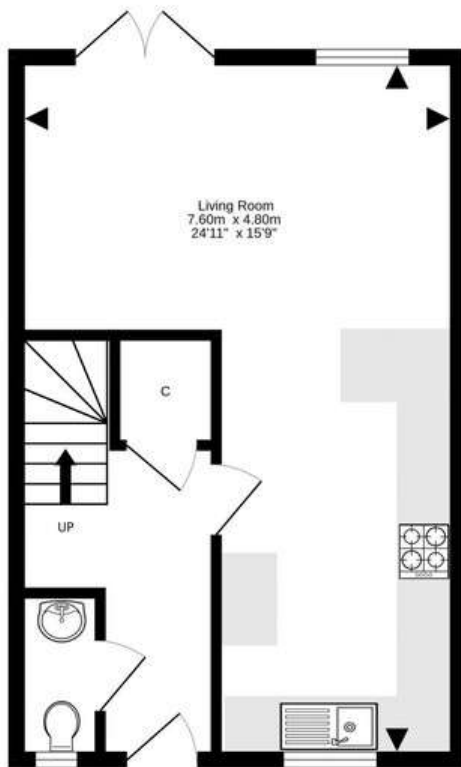
Extras

All 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. Other items may be available by negotiation.

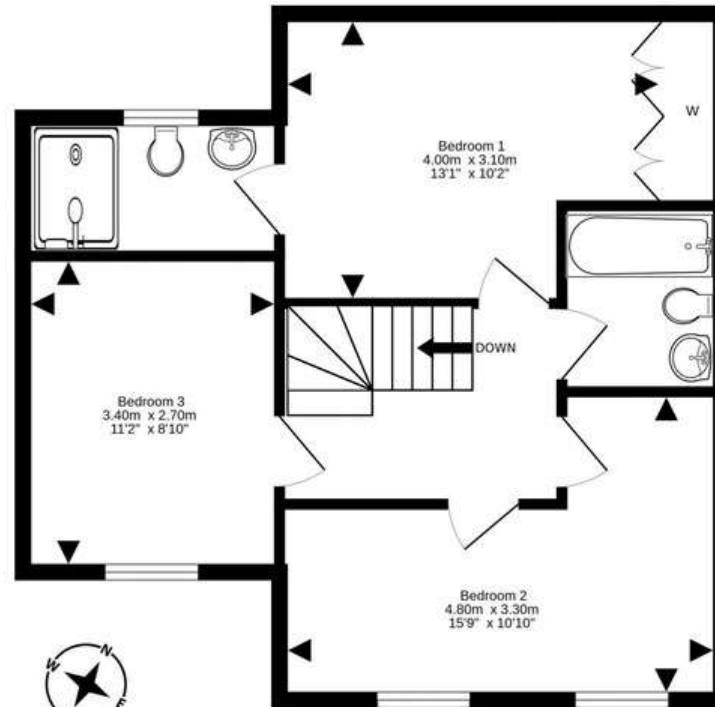
Price & Viewing

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

EPC Band - C



Ground Floor



1st Floor

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.

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