



**11 Monks Meadow**  
Prestonpans, EH32 9GP





# "11 Monks Meadow is an immaculately presented, bright and spacious 4-bedroom detached family home with flexible and generous accommodation"

- HALLWAY
- LIVING ROOM
- DINING ROOM
- STUDY
- KITCHEN
- GARDEN/FAMILY ROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- FAMILY BATHROOM
- GARAGE
- STUDIO
- GAS CENTRAL HEATING











## 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, the Royal Musselburgh Golf club, football, rugby and cricket clubs are all available in the town and an indoor bowling club at Meadowmill Sports Centre. Prestonpans has its own railway station.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.

The energy efficiency rating for this property is band B



## DESCRIPTION

Monks Meadow is an immaculately presented, bright and spacious 4-bedroom detached family home with flexible and generous accommodation arranged over ground and first floor. Situated on a corner plot of an established David Wilson development in Prestonpans, early viewing is highly recommended of this recently upgraded and extended family home. The accommodation comprises: welcoming hallway with carpeted stair leading to the 1st floor; west facing, box bay windowed living room with patio doors leading to the enclosed garden; stunning, versatile garden/family room with pitched ceiling with twin Velux windows; bespoke kitchen with stylish fitted units and quality quartz worktops with utility room off; box bay windowed dining room, large enough to accommodate a table and chairs seating 6; versatile study with views across the well maintained communal garden grounds; downstairs WC; upper landing with hatch to attic; double bedroom 1 with built in mirrored wardrobes, Juliet balcony and modern, fully tiled en-suite shower room; rear facing double bedroom 2 with built in wardrobe space; front double bedroom 3 with built in wardrobe space; rear facing double bedroom 4 with built in wardrobe space and a family bathroom with four-piece white suite, including a bath and separate shower cubicle with mains fed shower completes the accommodation. Externally, the property has a low maintenance front garden, mostly laid to lawn, and a stunning landscaped, enclosed rear garden surrounded by mature plants, shrubbery and trees. Further benefits include gas central heating; double glazing, parking for 2 vehicles at the front of the double garage, solar panels of which the vendor can provide further details of and well-maintained communal grounds and green spaces with additional visitor parking bays.



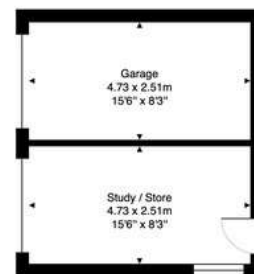
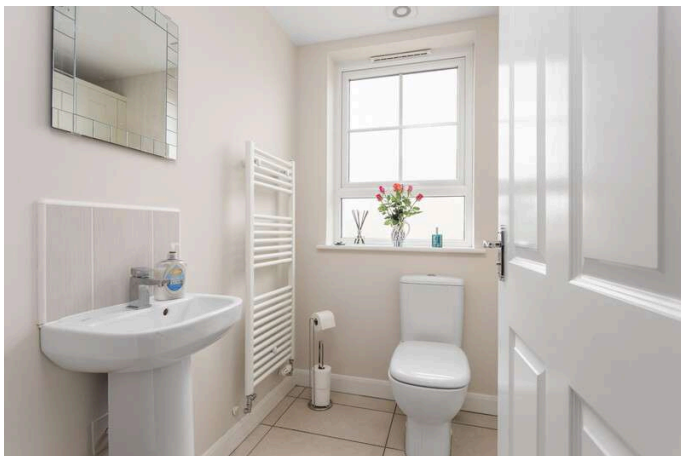




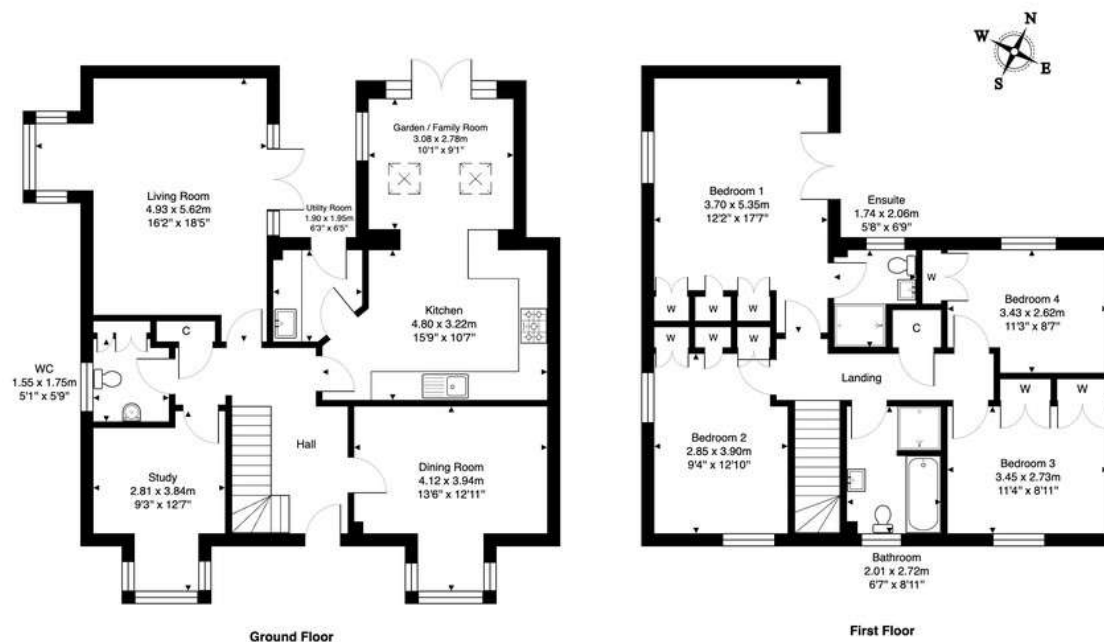


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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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 Total Area: 183.9 m<sup>2</sup> ... 1980 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



266-268 Portobello High Street,  
 Edinburgh, EH15 2AT  
 T: 0131 669 2121  
 Fraser Falconer - 07825 951348  
 admin@annan.co.uk



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