



8 Corporal John Shaw Court
Prestonpans, EH32 9GJ

A

"8 Corporal John Shaw Court is an immaculately presented, light and spacious 6-bedroom detached house"

- LIVING ROOM
- DINING ROOM
- KITCHEN/DINER
- UTILITY ROOM
- DOWNSTAIRS W.C
- DOUBLE GARAGE
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BEDROOM FIVE (DOUBLE)
- BEDROOM SIX (DOUBLE)
- STUDY
- FAMILY BATHROOM
- SHOWER ROOM





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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, bars 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 G, however, please check with the local authority.

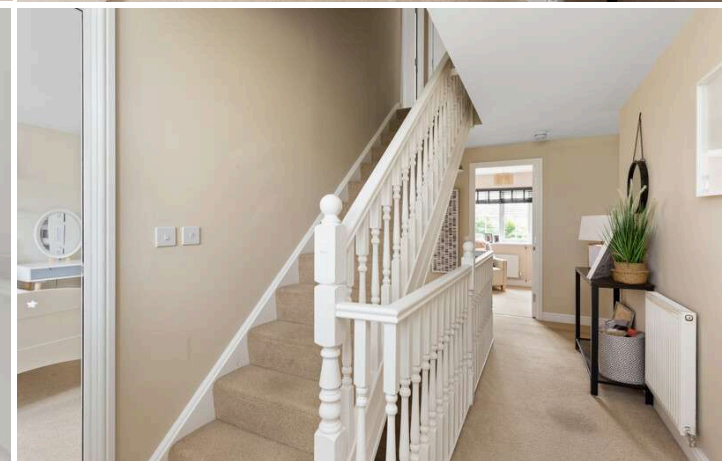
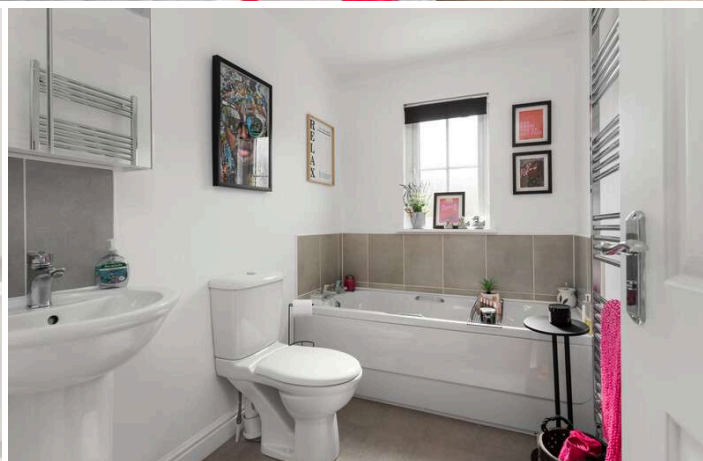
The energy efficiency rating for this property is band B



DESCRIPTION

8 Corporal John Shaw Court is an immaculately presented, light and spacious 6-bedroom detached house with generous and flexible accommodation arranged over 3 floors. Located on an enviable plot with open outlook of an established David Wilson development, early viewing is highly required. The accommodation comprises: welcoming hallway with carpeted stair leading to the 1st floor; rear facing living room with wood burning stove and direct access out on to the beautiful, enclosed landscaped garden; versatile bay windowed dining room, currently used as a family room; modern kitchen/breakfast room with ample floor and wall mounted storage cupboards; utility room off and WC which completes the ground floor. The 1st floor first floor has a large and impressive master bedroom with separate dressing area and en-suite shower room; double bedroom 2 with en-suite shower room; double bedroom 5; double bedroom 6; study/bedroom 7 and a family bathroom. The 2nd floor has two further large double bedrooms and an en-suite shower room, ideal for creating a master bedroom suite. Externally, the property has a low maintenance front garden and a stunning south-east facing rear garden with beautiful patio area, perfect for entertaining within the summer months, surrounded by mature plants, shrubbery and trees. Further benefits include a driveway suitable for 2 cars leading to the integrated double garage; gas central heating and double glazing; well-maintained communal grounds and ample visitor parking bays.





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Total Area: 249.4 m² ... 2685 ft²

All measurements are approximate and for display purposes only



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