

COULTERS[©]

18 THE FLYING SCOTSMAN WAY

PRESTONPANS, EAST LOTHIAN, EH32 9GE

 4 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in a popular modern estate with easy access to local amenities and transport links to Edinburgh. 18 The Flying Scotsman Way is a detached four bedroom house with gardens to front and rear and driveway parking. The property benefits from neutral decoration, a modern kitchen and appealing layout.

KEY FEATURES

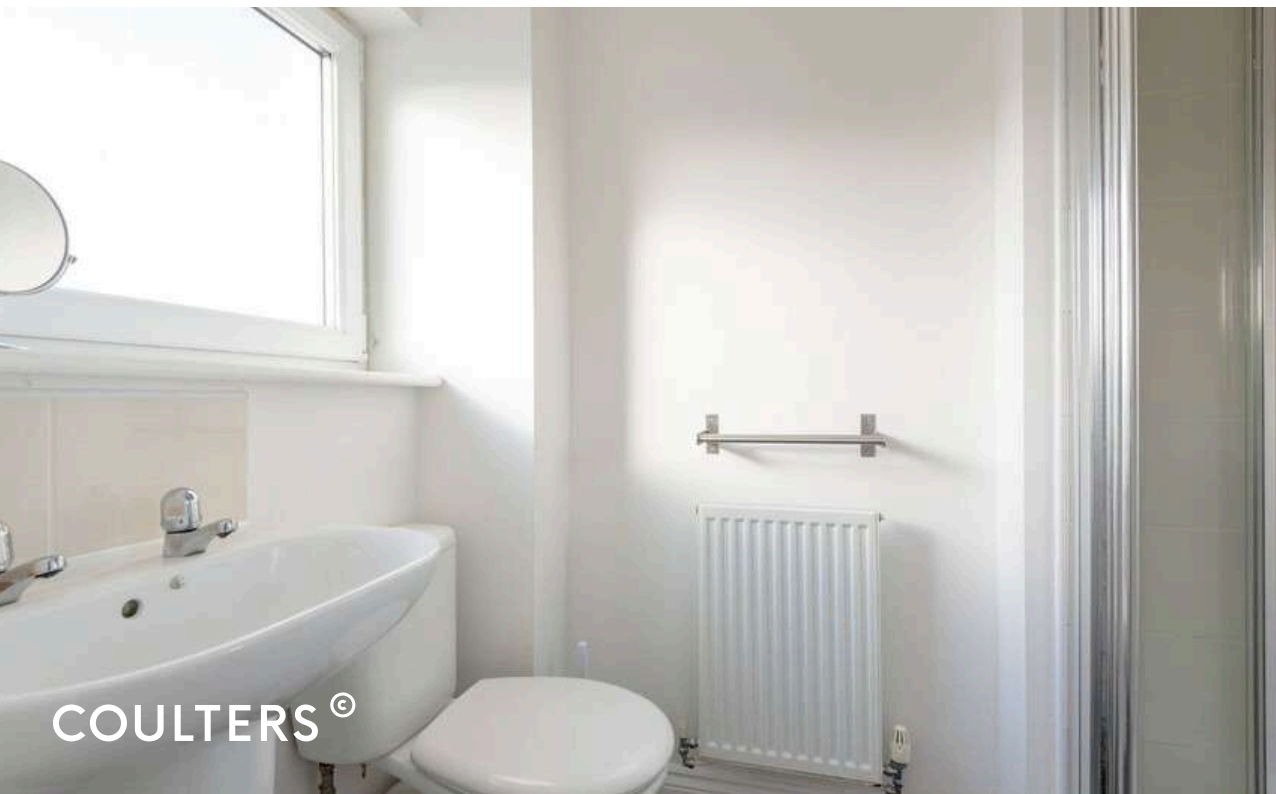
-  Modern detached house with appealing layout
-  Mature garden with good privacy
-  Sought after location
-  Four double bedrooms
-  Driveway parking
-  Easy access to local amenities



The accommodation comprises - hallway; bright sitting room with bay window; kitchen/dining room with an excellent selection of fitted units, ample room for dining and direct access to the rear garden; utility room with further storage and a cloakroom with WC. Upstairs there are four double bedrooms a family bathroom and an en suite to the principal bedroom.

The gardens will be particularly appealing with a mature garden to the rear with good privacy and further garden to the front, driveway parking and a useful store. Gas central heating and double glazed throughout.





THE LOCAL AREA

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is an extremely popular 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 a supermarket, 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, a choice of golf courses and several sandy beaches. Prestonpans has its own railway station.

EXTRAS

Fitted floorcoverings, curtains, blinds and light fittings throughout are included in the sale price together with the integrated appliances.

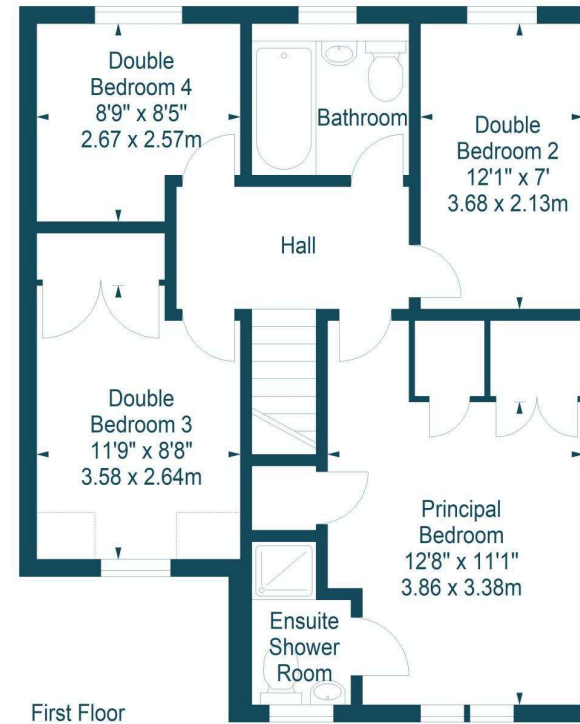
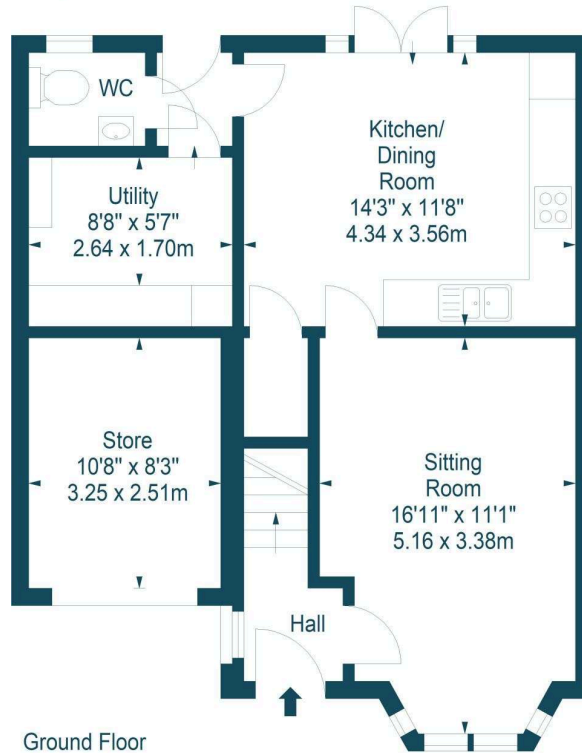
The estate is factored by Charles White with an approximate annual fee of £160.00



The Flying Scotsman Way,
Prestonpans,
East Lothian, EH32 9GE



Approx. Gross Internal Area
1240 Sq Ft - 115.20 Sq M
(Including Store)
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.