





McDougall McQueen are delighted to present to the market this deceptively spacious three-bedroom semi-detached bungalow, situated in an established residential area with similar style properties in the popular East Lothian town of Prestonpans. The accommodation is presented in good clean condition and provides a superb opportunity for first-time buyers and those looking for ground floor living. It is within walking distance of all amenities, whilst Prestonpans is ideally placed for the commute to Edinburgh and beyond being close to the A1 and having its own train station.

- Rarely available residential location and property style
- Entrance hallway with storage
- Spacious living room with window to the courtyard garden
- Fitted breakfasting kitchen with a range of base and wall units, built-in storage, electric hob, oven, washing machine, dishwasher, and fridge freezer
- Family shower room with electric shower, wc, and sink
- Main bedroom with window to the garden courtyard
- Bedroom two with courtyard facing window
- Bedroom three with high level window
- Double glazing and gas central heating
- Private fully fenced courtyard garden
- Ample on-street parking
- Within walking distance of the coast and all amenities
- Superb transport links including a local train station



## Location

Situated on the breath-taking East Lothian coast is Prestonpans, it links with neighbouring villages along the scenic east coast where there are 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 of 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.

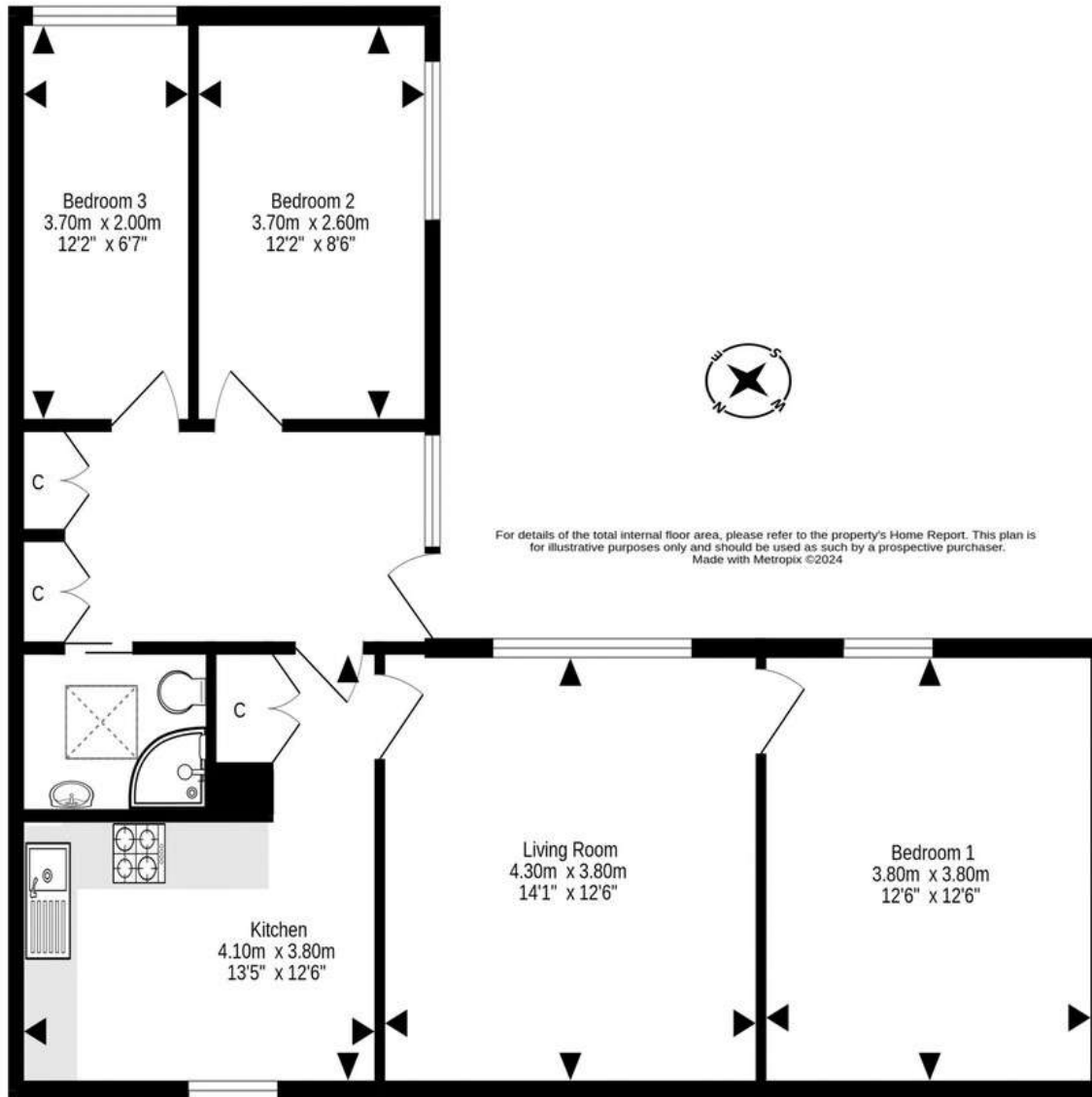
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining free-standing white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

## Price & Viewing

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

EPC Band - D



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

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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