

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

OFFERS OVER £320,000



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- Stunning detached townhouse set over three floors
- Livingroom with box bay window
- Modern fitted kitchen/diningroom, WC
- Master bedroom with en suite, 3 further bedrooms, one en suite
- Bathroom with modern three piece white suite
- Gas central heating. Double glazing
- Enclosed rear garden. Front garden, large driveway and garage
- EPC Band B, Council tax band F

### Description

This is an immaculate detached townhouse offering generously proportioned accommodation (123m sq) over three floors on this popular modern estate built by David Wilson Homes. The accommodation is in beautiful “move in” decorative order throughout and benefits from gas central heating and double glazing. It comprises at ground floor level, a welcoming entrance hall with storage, spacious front facing livingroom with box bay window, modern fitted kitchen/diningroom with integrated appliances and French doors leading out to the rear garden, there is also a handy WC off. A carpeted staircase leads to the first floor landing which houses three bedrooms, one of which has an en suite shower room and fitted wardrobes. The master bedroom is located on the top floor and has dual aspect, excellent fitted storage space and an en suite shower room.







### Location

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.

### Gardens and parking

There is a small front garden with driveway which leads to the single garage with up and over front doors, power and light. There is a large, sunny, beautifully maintained, fully enclosed garden to the rear of the property with, paved patio, raised wooden planters, flower borders and lawn.

### Extras

All the fitted floor coverings, curtains, blinds, integrated gas hob, oven, chimney style cooker hood, fridge/freezer, automatic washing machine and dishwasher are included within the sale price.

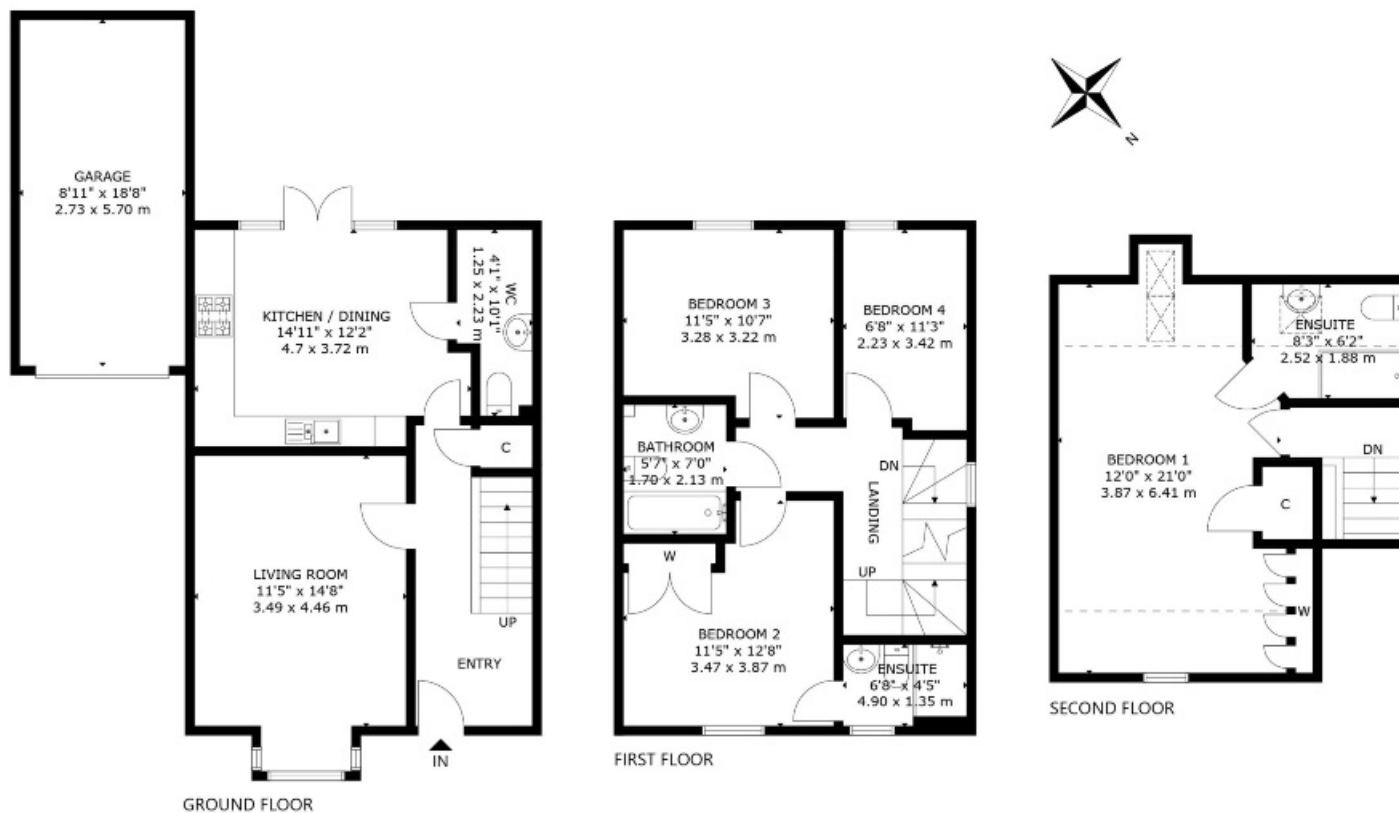
### Home Report

The property has been valued by a surveyor at £325,000 and the Home Report is available to download via the ESPC link.

### Viewing

By appointment telephone Agents on 0131 665 3131





31 MONKS MEADOW, PRESTONPANS, EH32 9GP  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,381 SQ FT / 129 SQ M  
 GARAGE 108 SQ FT / 16 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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