



I4 Monks Meadow

Prestonpans, East Lothian EH32 9GP

A

"14 Monks Meadow is a beautiful and spacious detached family home, situated in a sought-after modern development"

- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- UTILITY ROOM
- DINING / FAMILY ROOM
- HOME OFFICE / BEDROOM 5
- WC
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BEDROOM 4 (DOUBLE)
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- DETACHED DOUBLE GARAGE









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.

EPC RATING

The energy efficiency rating for this property is band C



DESCRIPTION

14 Monks Meadow is a beautiful and spacious detached family home, set within a sought-after modern development.

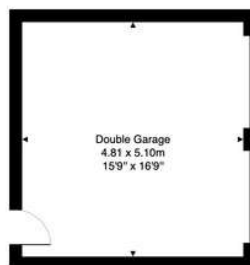
Situated on a corner plot, the generous accommodation which offers a flexible layout comprises: welcoming entrance hallway with cupboard and WC with window off; well-proportioned living room with dual aspect boxed bay window and French doors to rear garden; impressive and well-equipped fitted dining kitchen with integrated appliances and French doors leading to decked garden patio; dining / family room with boxed bay window situated to the front of the property; home office / bedroom 5 with boxed bay window; utility room with door access to rear garden; carpeted stair to upper landing with attic hatch; dual aspect double bedroom 1 with Juliet balcony, built-in wardrobes and ensuite mains operated shower room with window; double bedroom 2 with built-in wardrobes; double bedrooms 3 & 4 and family four piece bathroom with mains operated shower cubicle and window. Further benefits include: gas central heating, double glazing, fitted wooden Venetian blinds, front garden, alarm and CCTV systems which are currently disconnected, substantial enclosed rear garden, laid to lawn with decked patio area, shed, hot tub (by separate negotiation), side gate access, door to detached double garage which is currently utilised as a bar / games room with partially floored attic, tandem driveway, excellent local amenities and great transport links.

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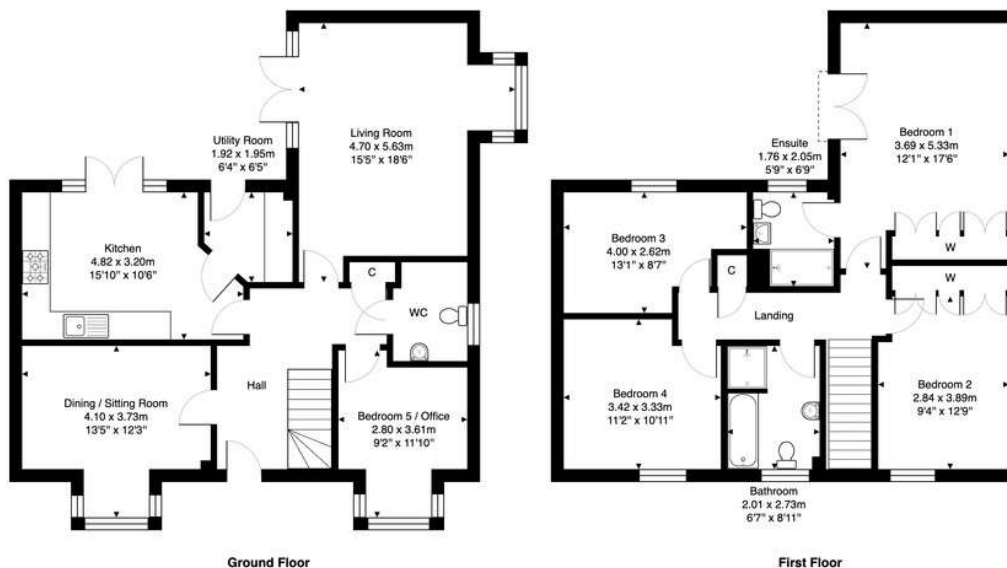
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Total Area: 172.5 m² ... 1856 ft²

All measurements are approximate and for display purposes only



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