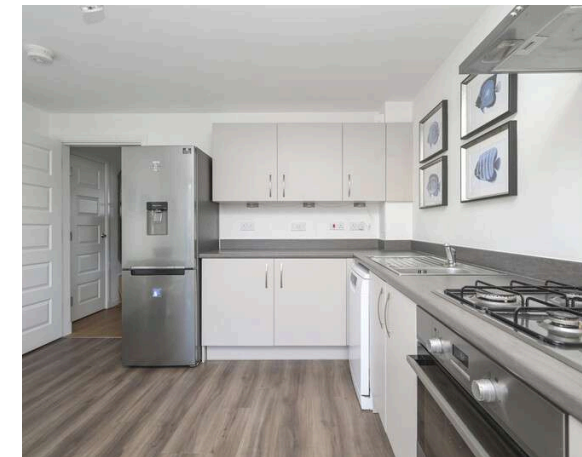




49 Moodie Wynd, Prestonpans, East Lothian, EH32 9FA

www.mcdougallmcqueen.co.uk



Lovely as new property beautifully presented and brought to the market by McDougall McQueen. We are delighted to offer to the market this spacious, modern (Barratt Homes 2019) three-bedroom end terraced villa with front and landscaped rear gardens and ample residents parking. Set in a modern residential estate, it is thought this property would be the ideal purchase for professional couples, young families and even those looking to downsize whilst still retaining ample space and flexibility. Its position in the popular East Lothian town of Prestonpans means the town centre, beach, and coastline are all within easy reach. Prestonpans is ideally placed for the commute to Edinburgh and beyond being close to the A1 and having its own train station. Viewing is by appointment and should be made at your earliest convenience.

- Entrance hallway
- Spacious living room with front facing window and large under stair store cupboard
- Lovely modern dining kitchen with a range of base and wall units, gas hob, glass splashback, extractor, oven, dishwasher, and fridge freezer
- Utility room
- Ground floor WC accessed from the utility room
- Upper hallway
- Main bedroom with windows to the front and built-in storage
- Bedroom two with rear facing window
- Bedroom three with rear facing window
- Family bathroom with three-piece white suite with shower over the bath and shower screen, wc and sink
- Double glazing, gas central heating and Solar panels which feed directly into own electric supply
- Private garden grounds to the front and landscaped easily maintained rear gardens



Location

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

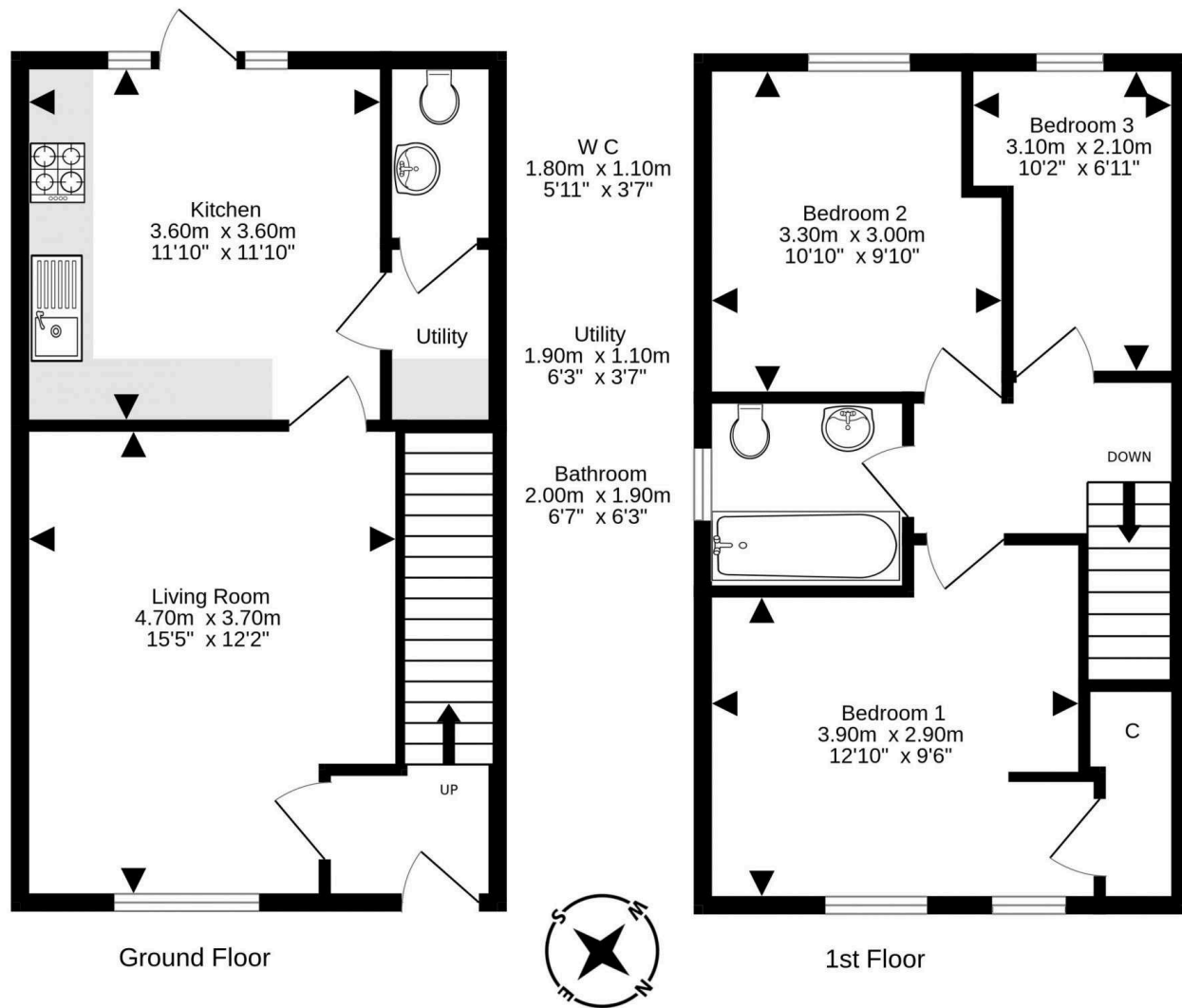
Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances and the washing machine. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

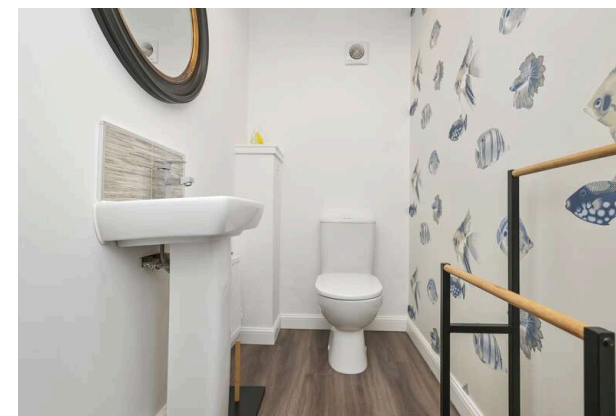
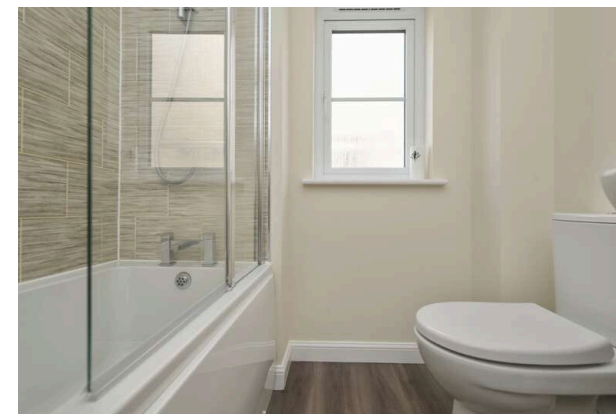
Price & Viewing

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

EPC Band - B



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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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.

