



GILSON GRAY

LAW • PROPERTY • FINANCE

21 MOODIE WYND

Prestonpans, East Lothian, EH32 9FA



Forming part of an attractive, contemporary development in Prestonpans, this detached house is presented with immaculate, stylish interiors and is sure to appeal to a wealth of buyers. The four-bedroom, two-bathroom (plus a separate WC) home has generous living space and is accompanied by a landscaped garden and excellent private parking. Prestonpans is home to excellent amenities, such as shops, schools, transport links, and other everyday essentials, and it lies on the picturesque East Lothian coast, just a short journey by road or rail from Edinburgh City Centre.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Detached house in Prestonpans
- Immaculately presented, contemporary interiors
- Entrance hall with storage and WC
- Generous, dual-aspect and sunny living/dining room
- Spacious breakfasting kitchen with dining area and separate utility room
- Four bedrooms (two with built-in wardrobes)
- One en-suite shower room
- Family bathroom with shower-over-bath and towel radiator
- Good-sized, partially walled and landscaped rear garden
- Single garage (currently utilised as a gym) and private driveway







"THE HOME IS PRESENTED IN
A TRUE MOVE-IN
CONDITION WITH STYLISH,
CONTEMPORARY
INTERIORS."





EPC RATING:

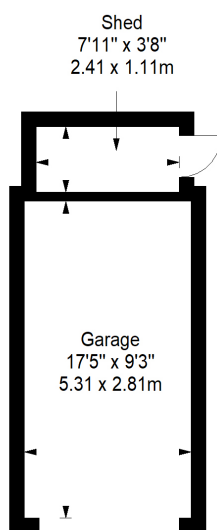
B

COUNCIL TAX BAND:

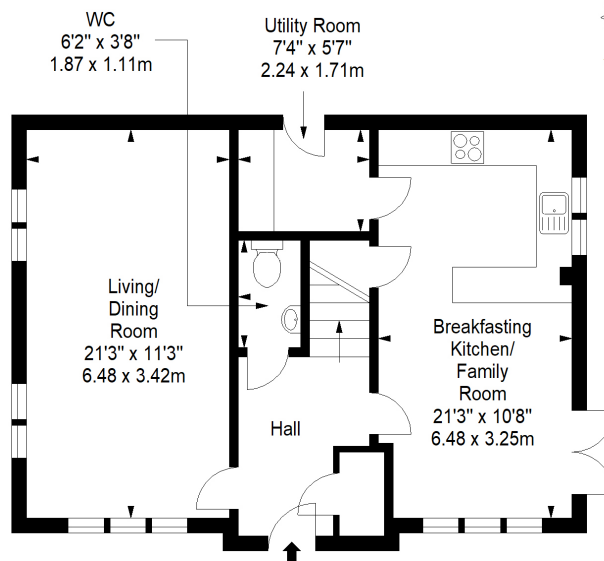
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VIEWINGS: by appointment with Gilson Gray on 01620 893 481

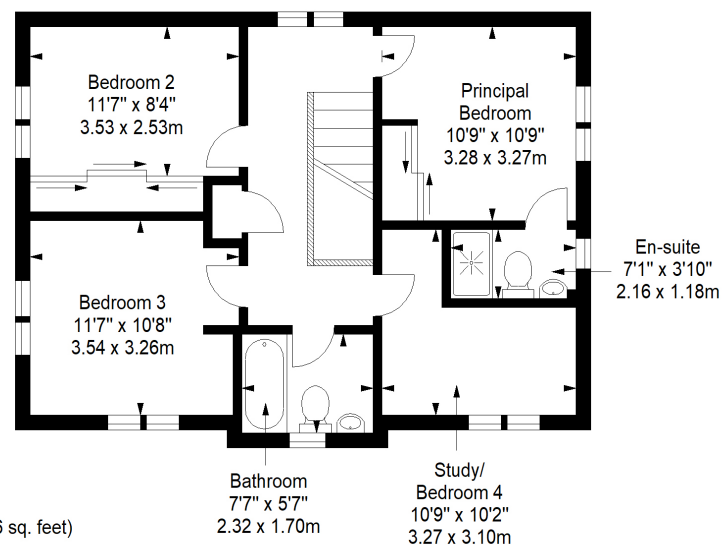
Garage/ Store
Approx. 17.8 sq. metres (191.6 sq. feet)



Ground Floor
Approx. 60.2 sq. metres (648.0 sq. feet)



First Floor
Approx. 60.2 sq. metres (648.0 sq. feet)



Total area: approx. 138.2 sq. metres (1487.6 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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