







## Welcome

Welcome 2 Suthren Yett a stylish, beautifully presented four-bedroom detached villa perfect for those looking for quality and style, seeking a move-in ready property. Located in a highly desirable area of Prestonpans in East Lothian, this bright and spacious residence offers comfortable, modern living. Enjoy the benefits of gas central heating, double glazing, solar panels, private gardens, integral garage and driveway parking for two cars with electric vehicle charger. With easy access to local amenities, excellent schools and picturesque coastal surroundings, 2 Suthren Yett offers a fantastic lifestyle opportunity. Viewing is highly recommended.

- Superb sought-after residential location
- Located near the beautiful East Lothian Coast
- Entrance hall with bespoke pull-out under stair storage
- Ground floor WC
- Bright and spacious living room with front facing bay window featuring a built-in window seat
- Dining room with French doors to the rear featuring full height window shutters
- Fitted kitchen featuring a range of wall and base units, induction hob, glass splashback, extractor, oven, including dishwasher and American style fridge freezer
- Utility room
- Upper hall with airing cupboard and loft ladder access to the loft (part floored with light)
- Family bathroom with three-piece white suite with large bath, wc and bowl style sink with vanity unit
- Principle bedroom with front facing window
- En-suite shower room
- Bedroom two with front facing window
- Bedroom three with rear facing window
- Bedroom four with rear facing window
- Gas central heating, double glazing, solar panels, and electric vehicle charger
- Private landscaped garden grounds to the front and rear
- Integral garage with light and power











## Prestonpans

Prestonpans is a charming coastal town situated just a short distance to the east of Edinburgh, offering the perfect blend of seaside tranquillity and convenient access to the capital. Steeped in history, the area is renowned for its picturesque shoreline, the famous Battle of Prestonpans site, and a welcoming local community. Residents enjoy an excellent range of amenities including shops, supermarkets, cafes, and well-regarded primary and secondary schools, making it ideal for families and professionals alike. Prestonpans benefits from superb transport links with its own railway station providing regular services to Edinburgh and beyond, as well as easy access to the A1 for commuting by car. Beautiful walks along the John Muir Way and a variety of leisure and recreational facilities are right on your doorstep, ensuring a vibrant and active lifestyle for all who call this delightful town home.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, dishwasher and fridge freezer. Some items of furniture and the washer & dryer may also be available by negotiation. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.









# Get in touch

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Property Hub:

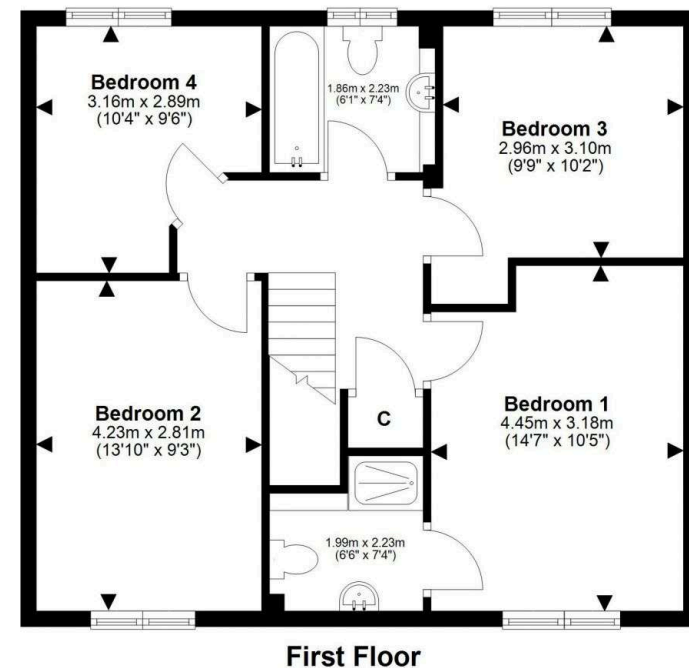
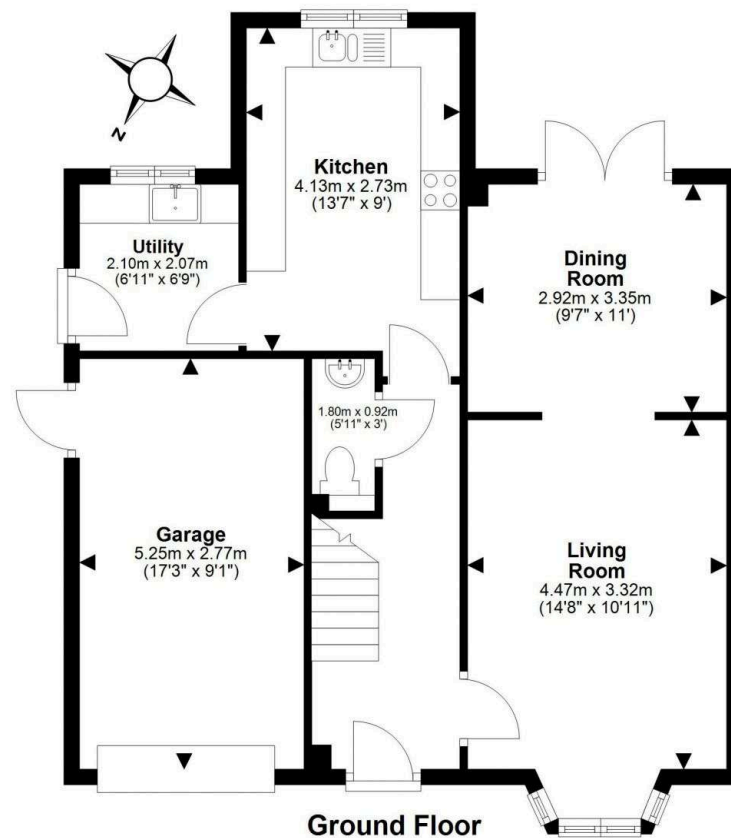
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EH22 1JB

Bruntsfield Office:

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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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