

COULTERS®



# 18 APPIN DRIVE

PRESTONPANS, EAST LOTHIAN, EH32 9FB

4 BED

3 BATH

2 PUBLIC

## TAKE A LOOK INSIDE



This beautifully presented four-bedroom detached family home offers generous proportions, thoughtful upgrades and excellent versatility, creating an ideal setting for modern family living. Situated within a popular residential area of Prestonpans, the property combines stylish interiors with practical design and an impressive rear garden.

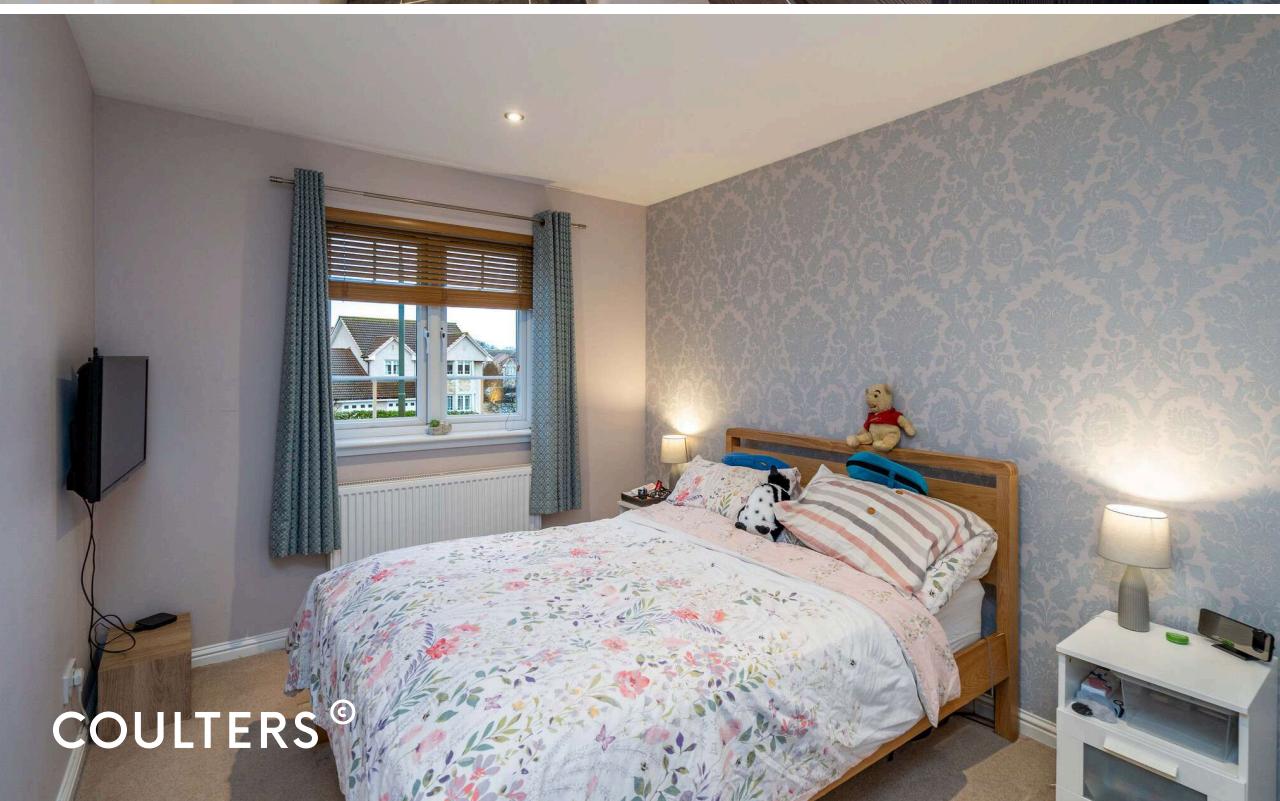
## KEY FEATURES

-  Well presented detached family home.
-  Four bedrooms, two with an en-suite.
-  Spacious and well maintained front and rear gardens.
-  Single garage with driveway parking.
-  Within a short walk of local high school.
-  Close to local amenities and transport links.
-  EPC Rating - B
-  Council Tax Band - F



The heart of the home is the recently upgraded kitchen, designed with both functionality and aesthetics in mind. It features a comprehensive range of integrated appliances and ample workspace, along with space for dining, making it perfectly suited to everyday family life and entertaining. The kitchen provides direct access to the rear garden, allowing for seamless indoor-outdoor living during the warmer months. A utility room, positioned just off the kitchen, offers additional storage and laundry space, further access to the garden, and a conveniently located WC.

The spacious sitting room provides an inviting and comfortable environment for relaxation or hosting guests. Its generous proportions and natural light create a warm and welcoming atmosphere that complements the home's overall layout.



## MORE INFORMATION

Upstairs, the property offers four well-proportioned bedrooms. Two of the bedrooms benefit from contemporary en-suite shower rooms, providing privacy and convenience for family members or visiting guests. The remaining bedrooms are equally adaptable, with bedroom four offering excellent flexibility as a home office, study or hobby room, ideal for those working remotely. All bathrooms within the property have been upgraded to a high standard, enhancing the sense of quality throughout.

Additional storage is available within the partially floored attic, providing practical space for seasonal items and household storage needs.

Externally, the property boasts a large rear garden, offering significant outdoor space for children, entertaining or simply enjoying time outdoors. A single garage provides secure parking or additional storage, complementing the home's overall practicality.







## THE LOCAL AREA

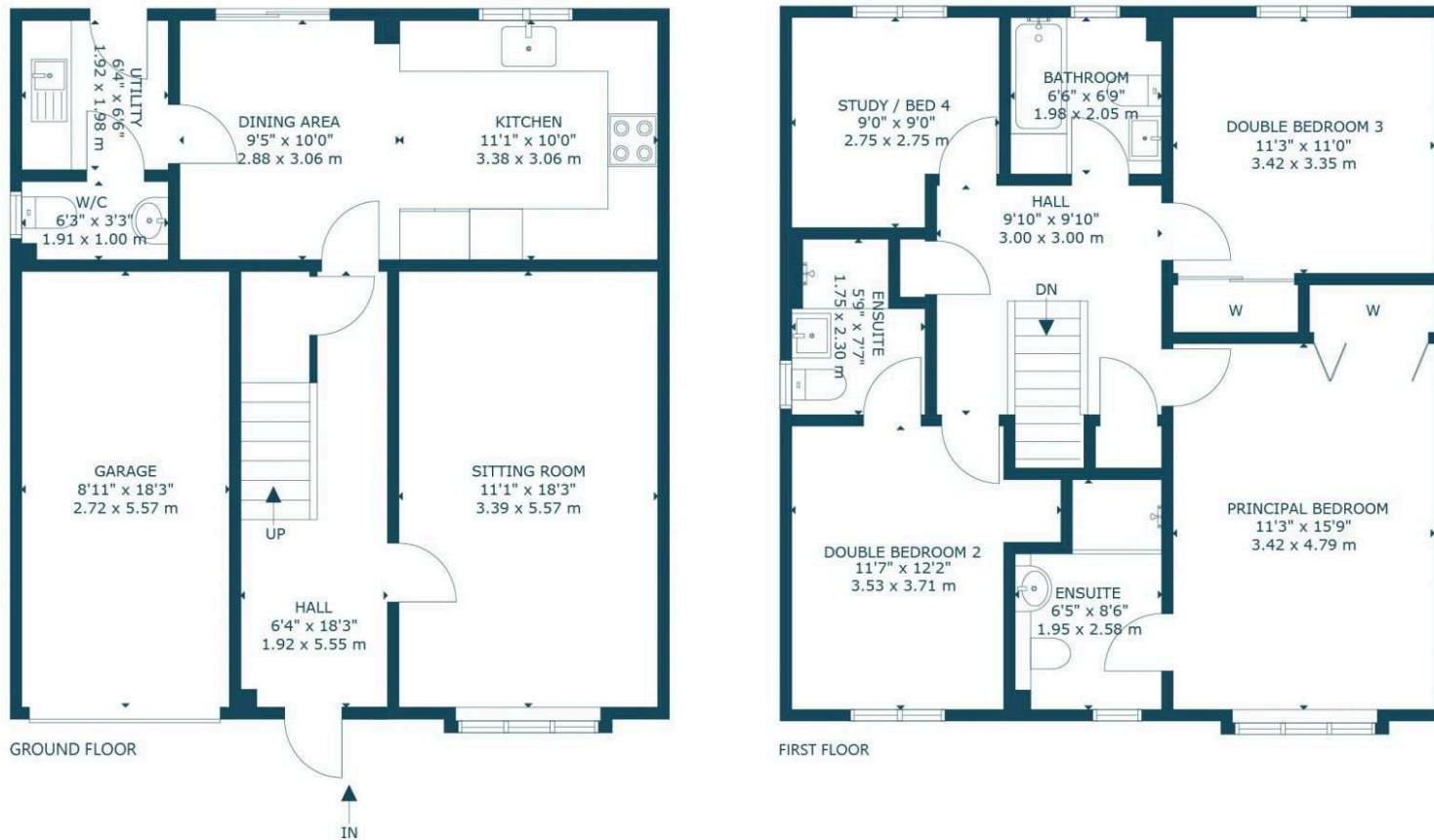
The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is an extremely popular commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the 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.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring, integrated appliances, washing machine, dishwasher and fridge/freezer are included in the sale price.

The estate is managed by Greenbelt and the annual factoring costs are approximately £250.



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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,432 SQ FT / 133 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.