



25 The Flying Scotsman Way, Prestonpans, EH32 9GE



Welcome

Welcome to 25 The Flying Scotsman Way, Prestonpans - a gorgeous property providing modern spacious accommodation over two levels. A bright, modern four-bedroom, detached house with integral garage, positioned in a prime location in a modern residential estate in the lovely East Lothian town of Prestonpans. This property provides superb family living and is presented in excellent condition throughout. The property is ideally placed to take advantage of all the transport links, including a local train station, shopping, and schooling. It will make an ideal purchase for professional couples and those with growing families. There are private garden grounds to the front and rear with a driveway providing off-street parking and access to an integral garage. This property is sure to attract a lot of interest with its modern convenient location, and we would recommend viewing at your earliest convenience.

- Superb modern private residential estate
- Open outlook to the front
- Welcoming entrance hallway with stairs to the upper level
- Ground floor WC
- Spacious living room with front facing window
- Modern fitted dining kitchen with a range of base and wall units, gas hob, extractor, oven, integrated dishwasher, and integrated fridge freezer, with French doors from the dining area providing garden access
- Utility room with garage and garden access, work surface, base and larder units
- Upper hallway with loft access and airing cupboard
- Principle bedroom with front facing window and fitted His and Hers wardrobes
- Lovely en-suite shower room
- Bedroom two with front facing window and built-in wardrobes
- Bedroom three with rear facing window
- Bedroom four with rear facing window
- Lovely family bathroom, three-piece white suite with shower over the bath and folding shower screen
- Double glazing and gas central heating
- Private garden grounds to the front and rear (south facing), with patio areas, lawn, trees and shrubs
- Driveway providing off-street parking for three cars
- Integral garage with both light and power







Prestonpans

Prestonpans is a charming coastal town situated in East Lothian, renowned for its rich history and welcoming community. The town boasts excellent transport links to Edinburgh and the surrounding areas, including its own train station, making it ideal for commuters and families alike. Residents enjoy a range of amenities including local shops, cafes, schools, and leisure facilities including a host of golf courses, as well as picturesque walks along the shoreline and easy access to beautiful countryside. Prestonpans offers an appealing blend of traditional character and modern convenience, making it a highly sought-after place to call home.

Extras

Included in the sale are floor coverings, light fittings (excluding the living room), blinds where fitted, all integrated appliances and the washing machine. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen. Other items may be available by negotiation.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

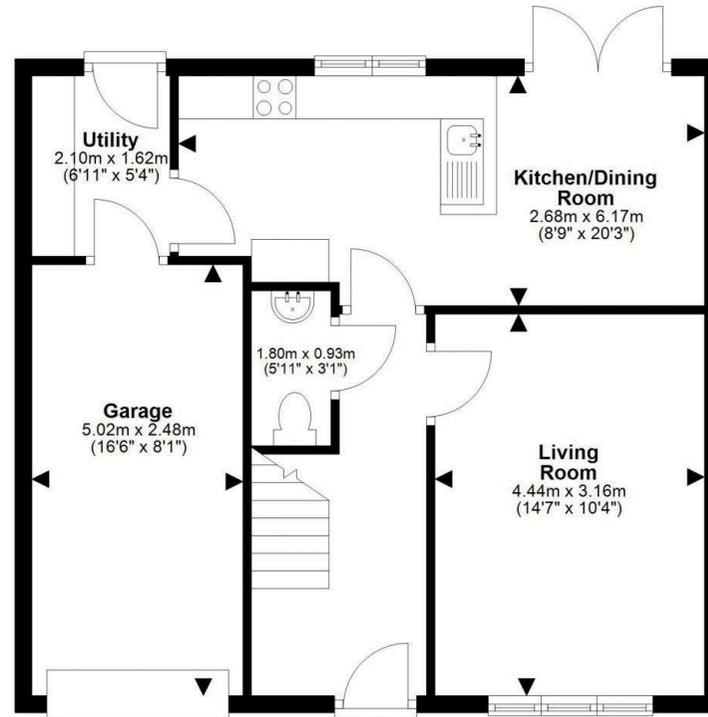
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

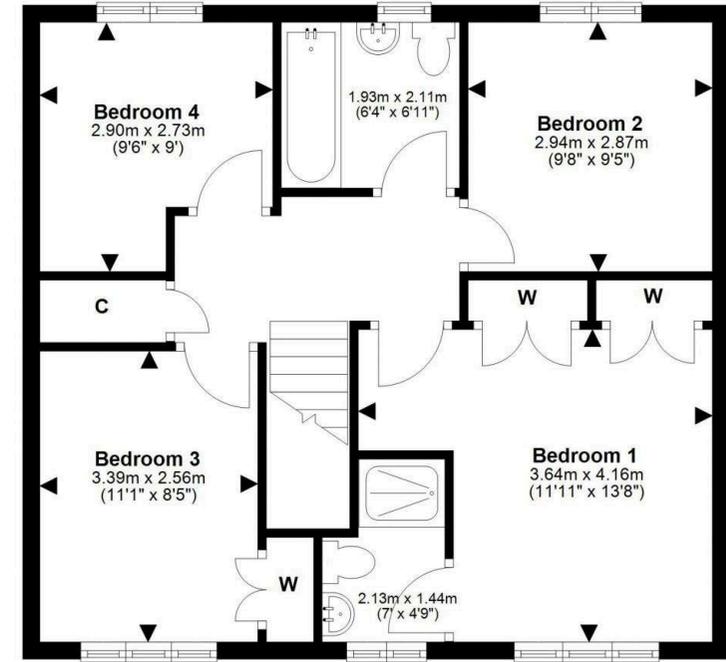
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

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.