



2/1 Ayres Wynd,
Prestonpans, East Lothian, EH32 9AB



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A fantastic opportunity has arisen to purchase this newly converted first floor flat with sea views which boasts contemporary interiors with high quality finishes throughout set in Prestonpans.

The accommodation includes a hall with storage cupboard. The large lounge, which is semi open plan to the kitchen, has patio doors to the covered balcony which has sea views. The kitchen area has high level window and is fitted with a range modern white gloss base and wall units with the oven, hob, hood, fridge/freezer and dishwasher to remain. Off the kitchen is a utility room with window to the rear fitted with base units with the washing machine to remain. The main bedroom has windows to the front and side, door to the balcony and an en-suite shower room with window the side fitted with a two piece white suite with shower compartment. There are two further double bedrooms both with windows to the side. Completing the accommodation is the bathroom fitted with a three piece white suite with separate shower compartment.

The property will be sold as seen with no warranties or guarantees over any systems.

Early internal viewing of this superb home is essential to appreciate the accommodation offered.

Council Tax Band - pending registration.

Area Description

The small town of Prestonpans is a thriving community with much to offer house-hunters. With excellent local schools and good transport links into Edinburgh and beyond (the town has its own railway station), the town is an excellent choice for families. The town's vibrant community spirit is best encapsulated by the Three Harbours Festival, an annual event involving Prestonpans, Cockenzie and Port Seton where art is shown in a variety of unusual places. The town also has a mural trail to explore. Neighbouring Musselburgh has further amenities just a short journey away and there are large retail parks within easy access.





Accommodation

Lounge:	6.99m x 5.49m	(22'11" x 18')
Kitchen:	3.48m x 2.97m	(11'5" x 9'9")
Utility Room:	2.62m x 2.29m	(8'7" x 7'6")
Bedroom 1:	4.57m x 3.56m	(15' x 11'8")
En-suite:	2.7m x 1.8m	(8'10" x 5'11")
Bedroom 2:	3.53m x 3.56m	(11'7" x 11'8")
Bedroom 3:	3.94m x 3.35m	(12'11" x 11')
Bathroom:	3.33m x 1.83m	(10'11" x 6')

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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