





Welcome

This lovely second-floor flat forms part of a popular modern development in Prestonpans and offers well-proportioned accommodation, making it an ideal choice for first-time buyers, downsizers or those looking for an easily maintained home.

The accommodation comprises a welcoming entrance hall with two generous storage cupboards and a bright, spacious lounge featuring an attractive bay window formation and ample room for both lounge and dining furniture. The well-appointed breakfasting kitchen offers a good range of wall and base units, space for a table and chairs, and benefits from excellent natural light. Appliances include an integrated electric oven, gas hob with extractor above, with space for a fridge/freezer and plumbing for a washing machine.

The generous double bedroom provides ample space for freestanding furniture and benefits from a large built-in double wardrobe. Completing the accommodation is a bright bathroom with window, bath with shower over and glazed screen, wash hand basin, WC and attractive mosaic tiling.

Further benefits include gas central heating, double glazing, excellent storage and residents' parking. Presented in good order throughout, this is a fantastic opportunity to acquire a spacious one-bedroom home within a well-established and popular development.





Prestonpans

Situated within the popular coastal town of Prestonpans, the property enjoys excellent access to a wide range of local amenities, including shops, supermarkets, schooling and leisure facilities. Prestonpans railway station provides convenient links into Edinburgh, while excellent road connections make commuting throughout East Lothian and into the city straightforward.

The beautiful East Lothian coastline is also close at hand, with scenic walks, beaches and neighbouring coastal towns all within easy reach, making this an excellent location for those seeking convenience with a coastal lifestyle.

This property is factored by Ross & Liddle with an approximate annual fee of £777.66pa and is inclusive of the building's insurance. Further information on the factors can be found via (the factors website address). Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

Extras

Included in the sale is the fridge/freezer, washing machine, kitchen table & chairs, window coverings.

Factor : Ross and Liddle Factor Fee : approx £750 pa



Get in touch

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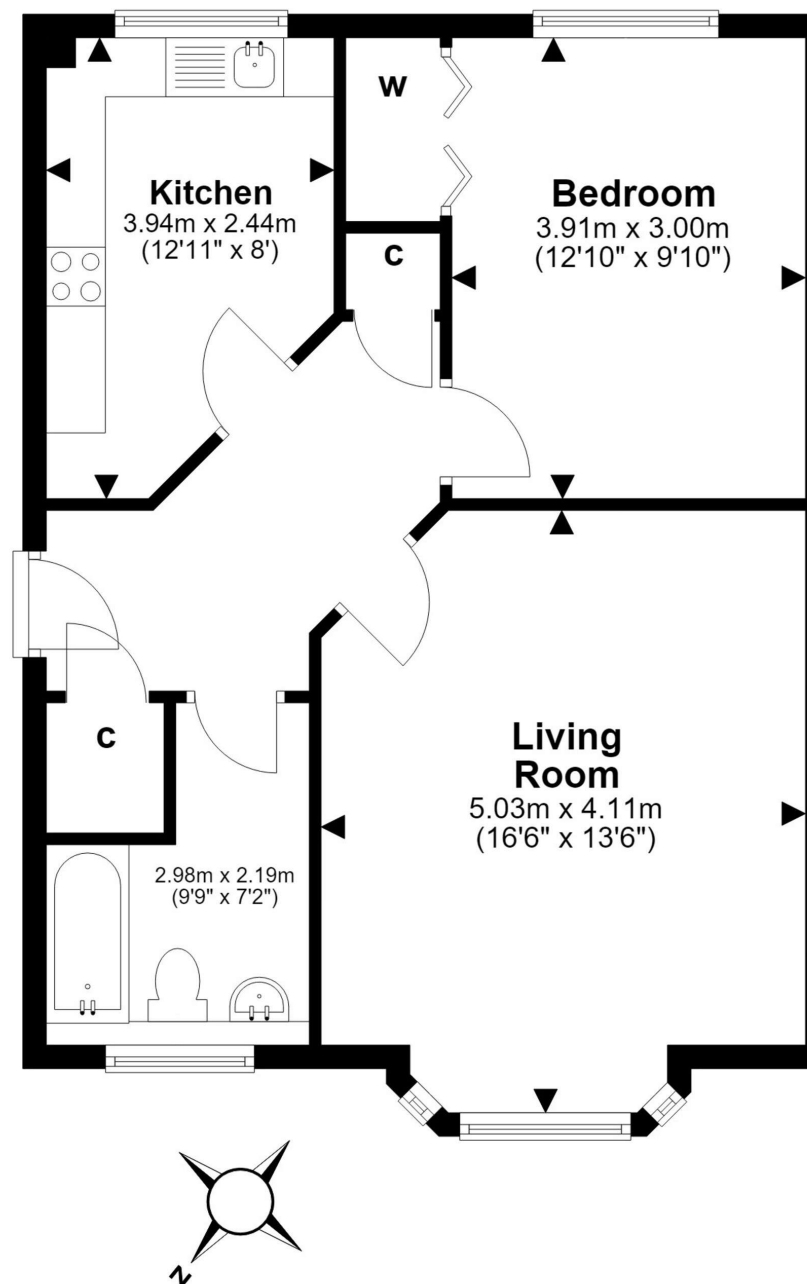
Bruntsfield Office:

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CHARTERED FIRM

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.