



36 Suthren Yett, Prestonpans, East Lothian, EH32 9GL

Light & Tastefully Presented, Three-Bedroom, Mid-Terrace Home with Garden

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Property Description

Light and immaculately presented, three-bedroom, mid-terrace family home, with a garden and residential parking. Located in a popular residential development in the coastal town of Prestonpans, East Lothian.

Comprises an entrance hall, a living/dining room, kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom and a ground floor WC.

Tastefully finished throughout and ready-to-move-in, highlights include a quality fitted kitchen and modern bathrooms. In addition, there is gas central heating, double glazing, contemporary flooring, and good storage, including a loft.

The front is set back from the main road with communal lawns, whilst a private garden to the rear includes a wood-decked patio. The development also offers unrestricted residential parking to the rear, along with well-maintained communal grounds including a children's playground.

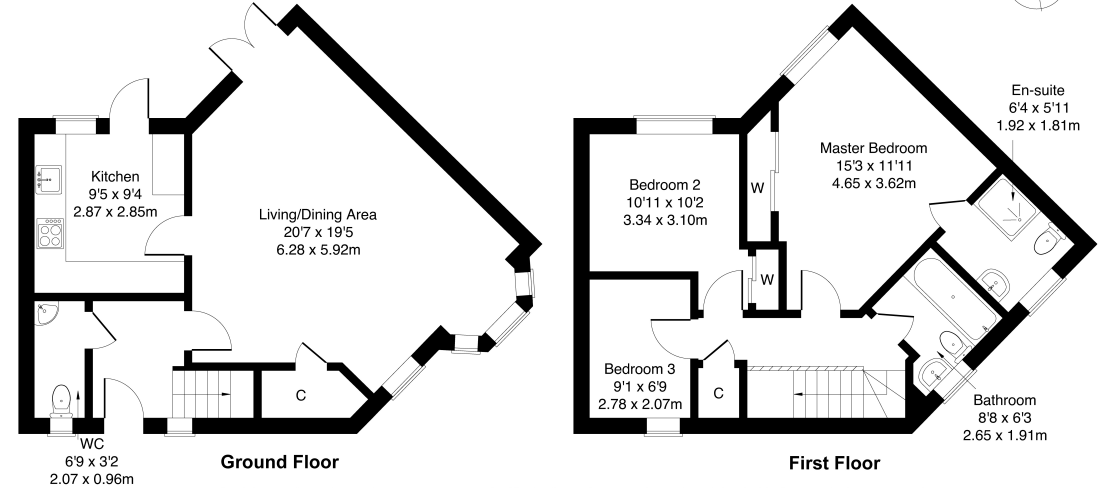
A bright entrance hall provides access to the living room, carpeted staircase and a WC fitted with a two-piece suite and front-facing window. The impressive dual-aspect public room offers ample space for both lounge and dining furniture. Features include modern flooring, continued from the hall, a built-in storage cupboard, a bay window to the front and French patio doors leading to the rear garden. Accessed from the lounge, the good-sized kitchen also benefits from a door to the rear garden. A fitted quality range of units provides ample storage and worktop space, alongside a range of appliances including a dishwasher, integrated fridge/freezer, microwave, oven and gas hob.

On the first floor, set to the rear, the spacious master bedroom is tastefully finished and features a built-in wardrobe, carpeted flooring and a generous en-suite shower room fitted with a modern suite and shaver point. Two further bedrooms offer flexible accommodation to suit a variety of needs. Completing the upper level, the family bathroom is fitted with a modern three-piece suite, including a mains shower over the bath, tiled splashbacks and a ladder-style radiator.



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Approximate Gross Internal Area: (1012 sq ft - 94 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Prestonpans is a welcoming coastal town on the shores of the Firth of Forth, located around eight miles east of Edinburgh. The town offers a range of everyday amenities including local shops, convenience stores, a post office, supermarkets, cafés, and other essential services that cater well to residents. Prestonpans also benefits from a selection of leisure and cultural attractions such as the historic Prestongrange Museum, attractive coastal walks, nearby beaches, and

excellent golfing at the renowned Royal Musselburgh Golf Club. Further recreational opportunities, schooling, and shopping facilities can be found in the surrounding East Lothian towns. The area is well served by frequent bus services and regular rail links from Prestonpans Railway Station, making it a convenient location for commuters travelling to Edinburgh and other nearby centres.





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