



SIMPSON & MARWICK

16 ROWBERRY WALK, PRESTONPANS, EAST LoTHIAN, EH32 9GH

EPC B



Set on the edge of a popular, quiet development, 16 Rowberry Walk is a well-presented four-bedroom detached family home arranged over three levels, offering flexible accommodation and a sunny private garden.

The welcoming entrance hall has useful under-stair storage. To the front, the sitting room features a bay window with stylish wooden shutters and an attractive feature fireplace.

To the rear, the kitchen/dining room is fitted with modern cabinetry and a good range of integrated appliances, with doors opening onto the garden. A convenient WC completes the ground floor, with a

large cupboard offering potential for pantry or utility storage.





The first floor has three bedrooms, one with an en-suite shower room, and a family bathroom with shower over the bath. On the top floor,

the principal bedroom has been thoughtfully arranged to include a sleeping area, walk-in wardrobe/dressing space and en-suite shower room.





The fully enclosed south-facing rear garden features a patio, lawn and raised beds, providing an appealing space for relaxing and entertaining. To the front, a gravelled garden is complemented by

mature shrubs. A driveway provides parking for two cars, alongside a single garage, with further on-street parking available. Combining modern comfort, flexible living space and a convenient

location, this appealing home is ideal for couples and families alike.



LOCATION

Prestonpans is a popular East Lothian coastal town with a good range of shops, primary and secondary schools, a leisure centre with swimming pool and a community centre.

Local bus services are excellent, while the nearby railway station offers journeys to Edinburgh in approximately 14 minutes. The city is around 30 minutes away by car, with East Lothian's golf courses and sandy beaches also within easy reach.





Fixtures and Fittings

All fitted floor coverings, blinds, light fittings, integrated hob, ovens, cooker hood, dishwasher and fridge/freezer, are included in the sale.

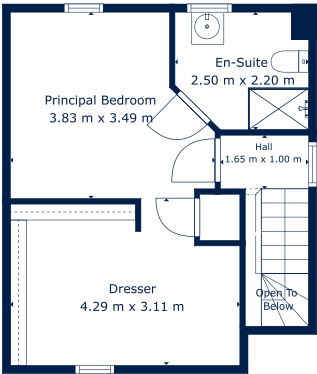
Management

The development is maintained by Ross & Liddell with costs being approximately £22 per month.

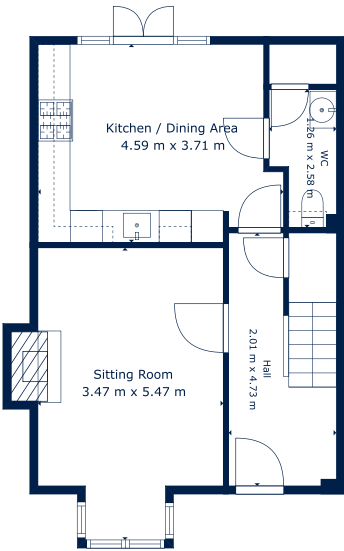
Viewing Details

By appointment contact Simpson & Marwick.

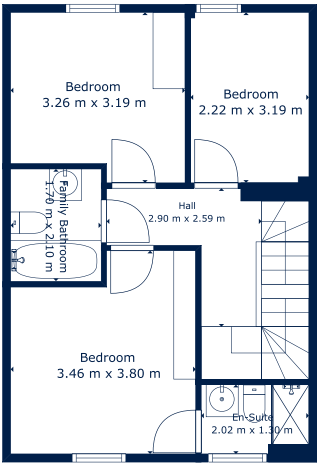




2nd Floor



Ground Floor



1st Floor

For Identification purposes only.
Not to scale.

Edinburgh
0131 581 5700

North Berwick
01620 892000

Aberdeen
01224 606210



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