



13 STRUAN WYND

PRESTONPANS, EAST LOTHIAN, EH32 9FR

4 | 2 | EPC RATING C | COUNCIL TAX BAND E



Offering immaculately presented, contemporary interiors and tasteful décor, this detached house forms part of an established modern development in Prestonpans and offers three/four bedrooms, one/two reception rooms, a breakfasting kitchen, and two bathrooms (plus a separate WC), as well as a large garden and a driveway. The house enjoys a quiet position, overlooking green space and a children's park.

A hallway (with a WC) welcomes you inside. At the end of the hall, you step into the semi open-plan breakfasting kitchen, living, and dining room. The living area spans the width of the property, offering a generous space for configurations of lounge and dining furniture. Two sets of bi-folding doors extend the space outdoors onto the garden, and the room is elegantly decorated in grey tones and a chic feature wall. In the adjoining kitchen, contemporary wall and base cabinets are supplemented by spacious worktops and integrated appliances comprising an oven, a hob, an extractor hood, a dishwasher, a wine cooler, and a washing machine. A freestanding American-style fridge/freezer is also included, whilst a breakfast bar caters for morning coffee and socialising while cooking. Completing the ground-floor accommodation is a flexible room which could be used as an extra reception room, a home office, or a fourth bedroom.

FEATURES

- Detached house in Prestonpans
- Well-presented, contemporary interiors
- Welcoming entrance hall with WC
- Generous living/dining room with two sets of bi-folding doors
- Well-appointed breakfasting kitchen
- Sitting room/home office/bedroom 4
- Three further bedrooms with built-in storage
- Stylish en-suite shower room
- Bright three-piece family bathroom
- Large rear garden
- Private double driveway
- Gas central heating and double glazing





A landing (with storage) on the first floor leads to three bedrooms and a bathroom. The sleeping areas are all stylishly decorated and fitted with plush carpets for optimum comfort underfoot, and two are accompanied by built-in wardrobes. The principal bedroom has the added luxury of an en-suite shower room, comprising a large shower enclosure, a WC-suite set into storage, and a chrome towel radiator. Finally, the bathroom comes complete with a bathtub and a WC-suite. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is accompanied by a large, reassuringly secure rear garden, featuring a spacious, well-maintained lawn, patios for outdoor seating and barbecues, and leafy planters. Off-street parking can be found to the front, on a private double driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.







Prestonpans

Situated on the rugged East Lothian coast is Prestonpans – a thriving town that has seen considerable development in recent years. There are lovely shore walks, public parks, and open countryside to enjoy – ideal places to escape the hustle and bustle. With Prestonpans train station, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car via the A1. Prestonpans offers a good selection of amenities and shops, while nearby Fort Kinnaird Retail Park provides more extensive shopping outlets. The town is served by two primary schools and one secondary school, while Loretto School in Musselburgh offers private education at both primary and secondary level. The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre – a sports centre with an Olympic-sized swimming pool, a sauna, a steam room, and a hydrotherapy pool, as well as a gym and a dance studio. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club are all on your doorstep too.







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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

