



Solicitors & Estate Agents










Offers Over

**£235,000**

# 43 Moodie Wynd

Prestonpans | East Lothian | EH32 9FA

An excellent opportunity has arisen to acquire this impressive and stylish three bedroom terraced villa pleasantly situated within a quiet and modern residential development in Prestonpans. Close to fantastic local amenities and transport links including Prestonpans and Wallyford train stations, the property is ideally suited to first-time buyers, couples and growing families. Early viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Allocated parking spaces
-  EPC Band - B
-  Council Tax Band - D



## Description

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance hallway with an understairs storage cupboard, bright and spacious lounge/diner with fashionable wall paneling, modern fully-fitted kitchen and metro tiling in splash areas while being finished with gloss white units and a wooden worktop, two-piece W/C with utility cupboard, first floor landing with access to the attic, principal double bedroom with a single cupboard, paneled feature wall and ample room for freestanding furniture, second sizable double bedroom with room for different configurations, third single bedroom currently used as a home office/study, and a partially-tiled bathroom suite with an over-bath shower.

The property also benefits from gas central heating and double glazing throughout.

Factor fees are payable of approximately £21 every six months.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation. There is also external soffit lighting at the front and back of the house with a fitted timer in bedroom 3.

## Gardens and Parking

The front garden space is well-kept and laid to lawn while the South-West facing rear garden is also laid to lawn and further benefits from a slabbed area allowing for garden furniture. For the car owner, there are to allocated parking spaces found in the rear residents car park while there is also on-street parking to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

Moodie Wynd forms part of an established modern development forming part of the small coastal town of Prestonpans, located approximately 10.7 miles via the A1 from Edinburgh therefore offering the commuter easy access to the City Centre and surrounding towns and villages. There is also a railway station at Prestonpans together with excellent bus services. Excellent local day to day amenities include Co-op, Scotmid & Lidl supermarkets. Nearby Musselburgh provides a good choice of sporting and recreational facilities including two sporting facilities, one of which has a swimming pool, two golf courses and the famous race course. Prestonpans offers schooling from nursery to senior level and many beautiful coastal walk/cycle paths.

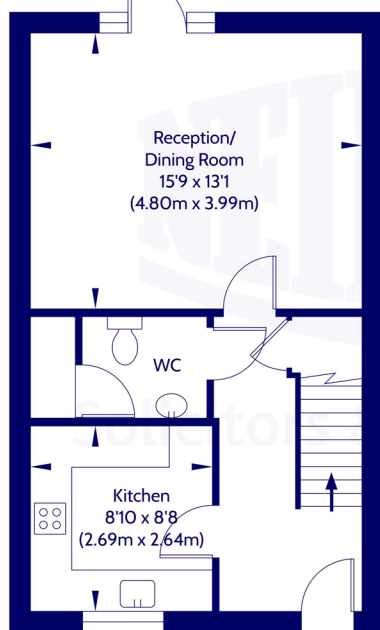
Approx. Internal Area 80.32 Sq M / 865 Sq Ft.

Not to scale. For identification only.

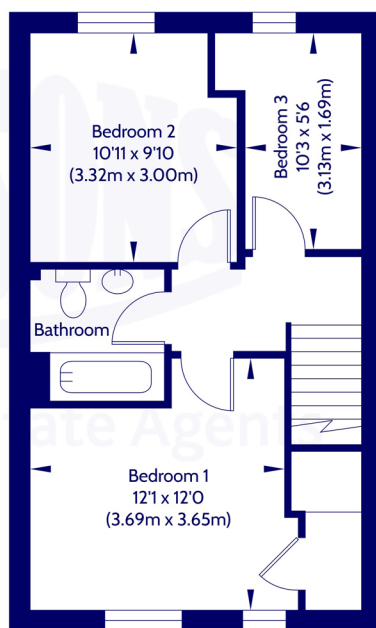
© www.planography.co.uk 2024



Ground Floor



First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

