





Welcome

Welcome to 11 Appin Drive, Prestonpans, an exceptional five-bedroom detached home set within a modern and highly desirable development. This impressive property offers the perfect balance of contemporary design, generous living space, and everyday practicality, making it a standout choice for growing families and professionals alike. Situated close to shops, transport links, and the scenic East Lothian coastline, the setting provides convenience while still offering a quieter residential feel. The current owners have maintained and upgraded the property to a very high standard and it is presented in true walk-in condition throughout. The accommodation is arranged over two generous levels, providing flexible living options to suit a range of needs. The ground floor offers bright and spacious reception areas ideal for everyday family life or entertaining, while the upper level provides five well-proportioned bedrooms, including excellent space for those who require a home office. This outstanding home is ideal for professionals and families seeking modern, flexible living in a prime location. Early viewing is highly recommended to fully appreciate the generous accommodation, exceptional condition, and wonderful setting on offer.







- Entrance hallway with under-stair storage and staircase featuring a glass balustrade
- Upgraded ground floor WC
- Bright, spacious living room with front-facing bay window and recessed electric feature fire
- Separate dining room with rear-facing window
- Additional family room/bedroom six with front-facing window
- Newly fitted dining kitchen with quality units, breakfast bar, quartz worktops with inset sink and a full range of integrated appliances
- Utility room with base, wall and larder units
- Upper hallway with glass balustrade and Ramsay ladder access to a floored loft with lighting
- Main bedroom with front-facing bay window and built-in wardrobes
- Upgraded en-suite shower room
- Four further well-proportioned bedrooms
- Newly fitted four-piece family bathroom with corner shower, bath with shower attachment, WC, and vanity unit with storage
- Gas central heating, double glazing and alarm system
- Private landscaped gardens to the front and rear with outside power, water supply, and garden shed
- Driveway with parking for two cars
- Integral garage with remote electric door, light, power, and water supply
- High-quality flooring, appliances and upgrades throughout
- Viewing essential to appreciate the quality and space on offer







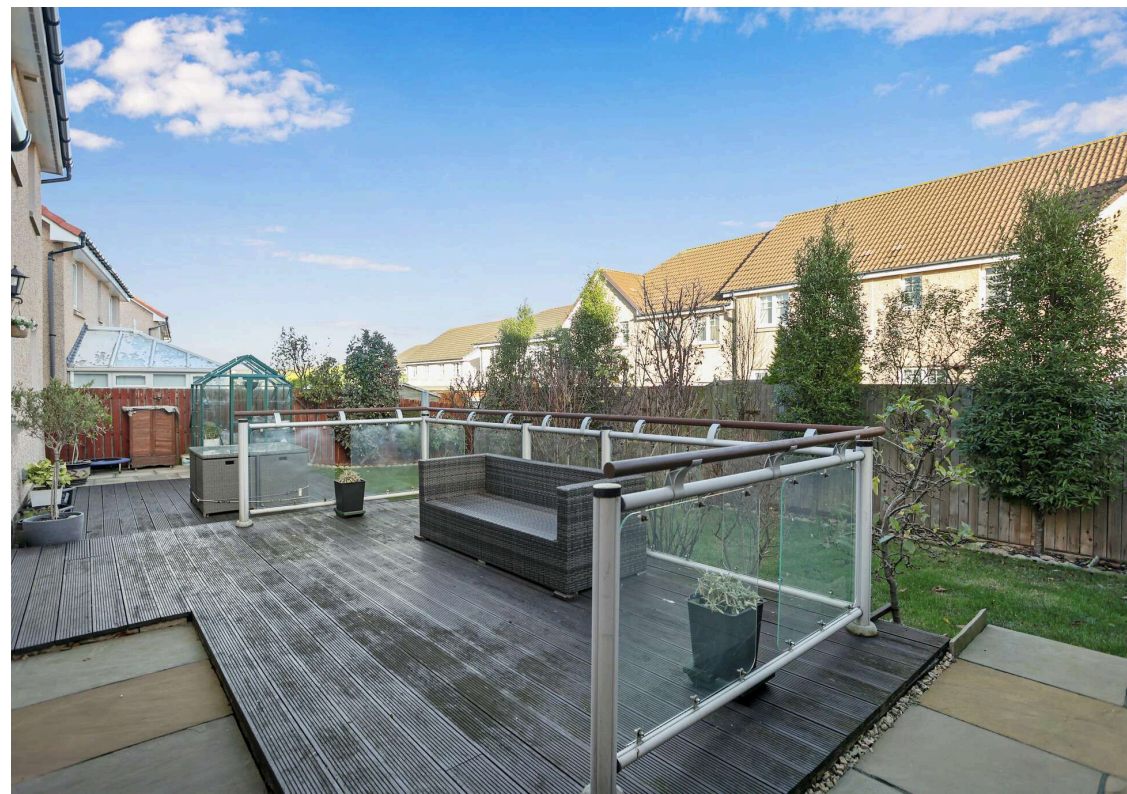
Prestonpans

Prestonpans, situated in East Lothian, is a vibrant coastal town known for its rich history and strong sense of community. Its convenient position just a short drive from Edinburgh makes it an excellent base for commuters, with reliable road and rail links providing straightforward access to the city and beyond. The town offers a wide range of everyday amenities, including shops, cafés, supermarkets, schools and leisure facilities, ensuring everything you need is close at hand. Residents also enjoy easy access to the scenic East Lothian coastline, with nearby beaches, coastal paths and outdoor spaces providing plenty of opportunities for walking, cycling, and family days out. Prestonpans is proud of its heritage, reflected in landmarks such as the Battle of Prestonpans memorial, local art murals, and various community-led initiatives that contribute to the town's identity. Altogether, it's a well-connected and appealing place to live, offering a balance of convenience, outdoor lifestyle, and a welcoming local atmosphere.

Extras

Included in the sale are: Floor coverings, light fittings, integrated appliances, blinds where fitted and the garden shed. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including white goods and furniture may be available by negotiation and are subject to offer.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

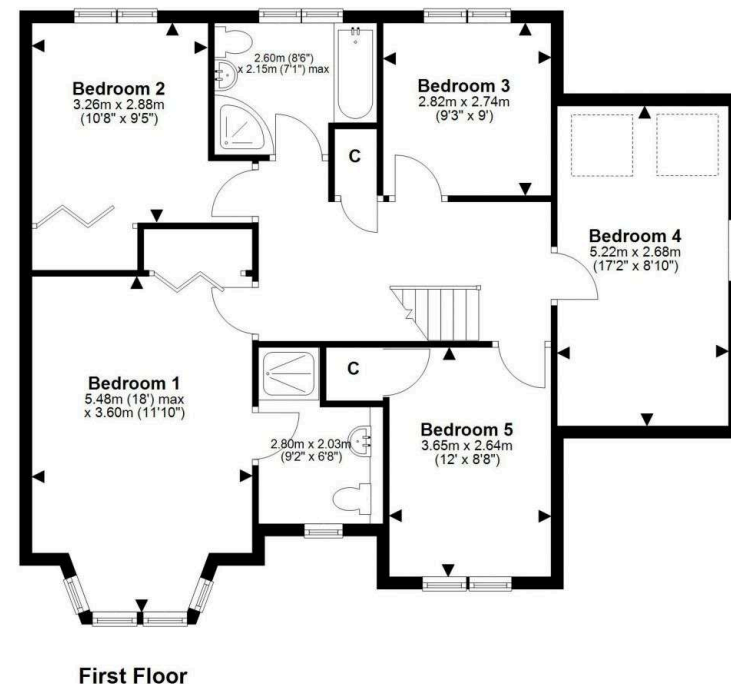
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.