

29 Suthren Yett

PRESTONPANS, EAST LoTHIAN, EH32 9GL



Beautifully upgraded three-bedroom home offering modern style, spacious living, and a low-maintenance garden, offering the perfect property for couples or young families



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McEwan Fraser is delighted to introduce this spacious three-bedroom mid-terraced house that has been upgraded beyond the builder's original specifications. The property is presented to the market in excellent condition and forms part of an established residential development in Prestonpans. This would be an ideal starter home for a professional couple or young family.

THE LIVING ROOM

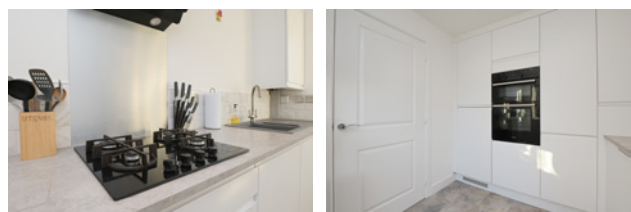


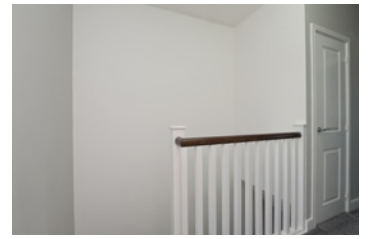
The ground floor includes a welcoming entrance hallway, a spacious living room, a contemporary kitchen, and a ground-floor WC. The accommodation is focused on the spacious rear-facing living room that spans the full width of the property. Finished in neutral tones, this bright and inviting space features French doors to the garden and offers superb flexibility for a variety of furniture configurations, allowing new owners to craft their ideal living and entertaining area.

THE KITCHEN



The beautiful contemporary kitchen makes excellent use of its footprint and is fitted with an impressive range of base and wall-mounted units, providing ample preparation and storage space. A suite of quality integrated appliances includes a gas hob, electric oven and grill, fridge freezer, dishwasher, and space is provided for a freestanding washing machine.





Upstairs, the first-floor landing leads to three bedrooms and the bathroom. The principal bedroom sits to the rear and benefits from an integrated wardrobe and an en-suite shower room. Bedroom two is a comfortable double, while bedroom three is a well-proportioned single. The partially tiled family bathroom completes this level and features a white three-piece suite with a mains shower over the bath.

THE BATHROOM



BEDROOM 1



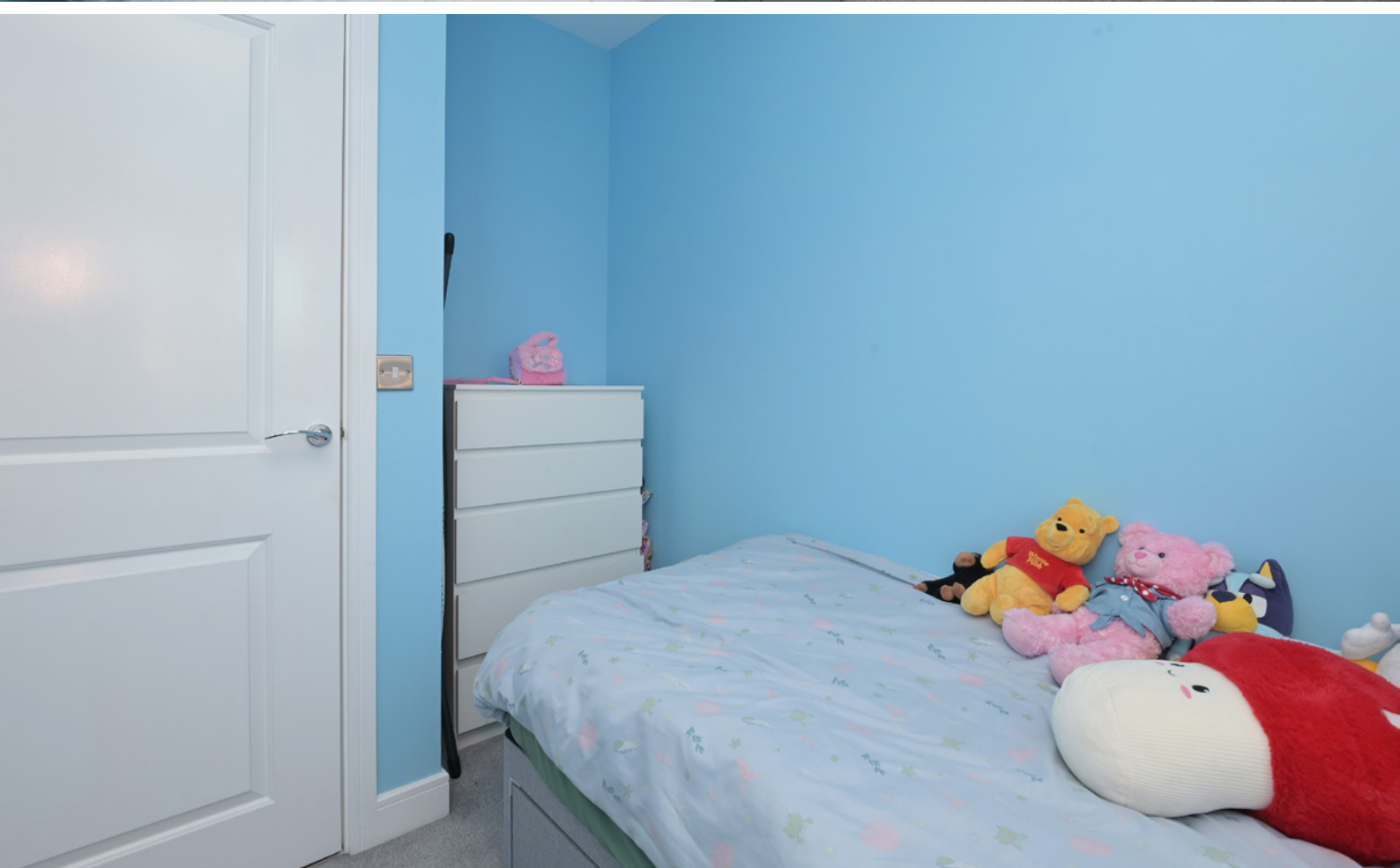
The principal bedroom sits to the rear and benefits from an integrated wardrobe and an en-suite shower room



BEDROOM 2



BEDROOM 3



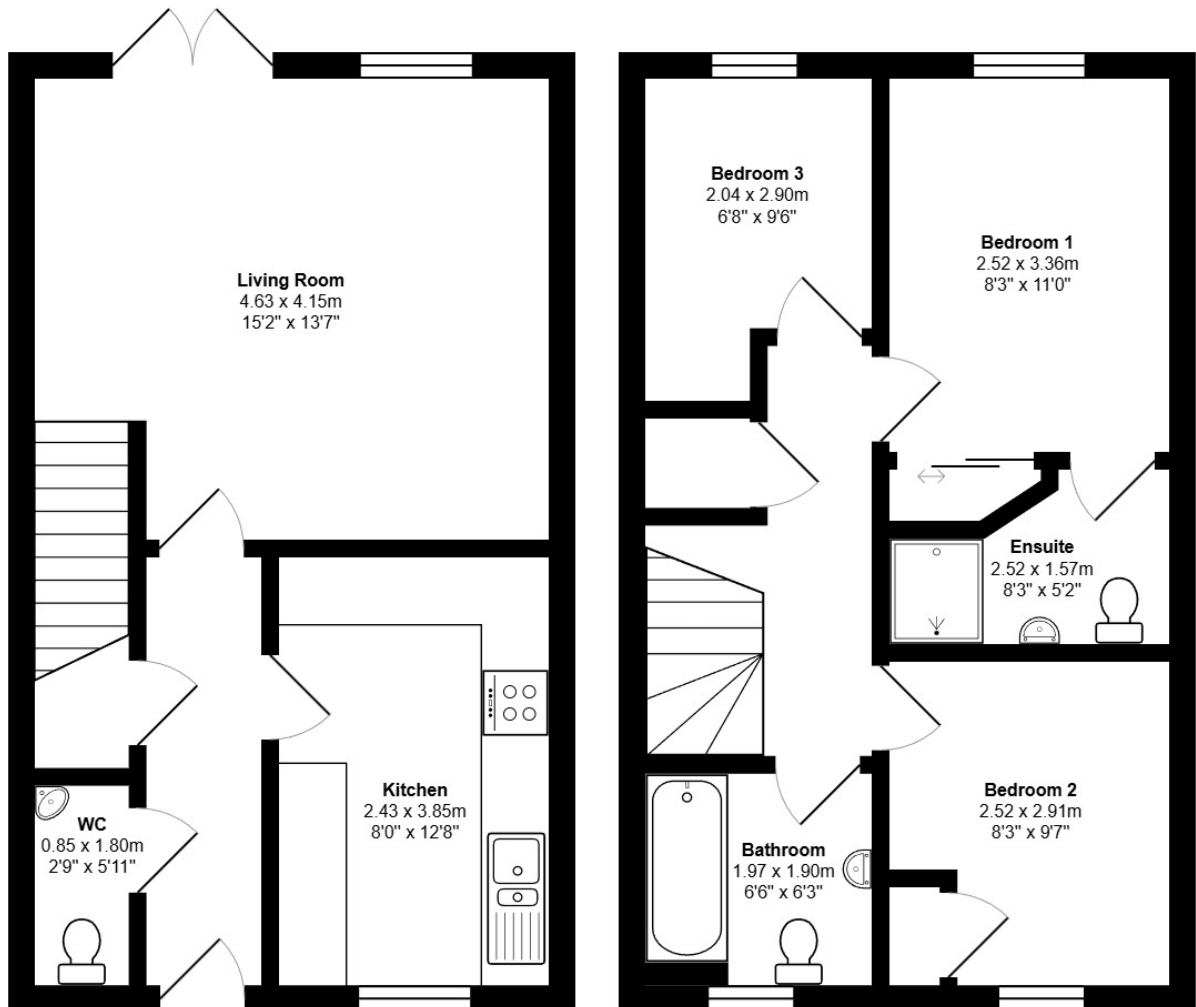
Externally, the property has a neat front garden in keeping with neighbouring homes, while the enclosed rear garden is low-maintenance and perfect for entertaining.

Additional benefits include gas central heating, double glazing, and residents' parking.

EXTERNALS

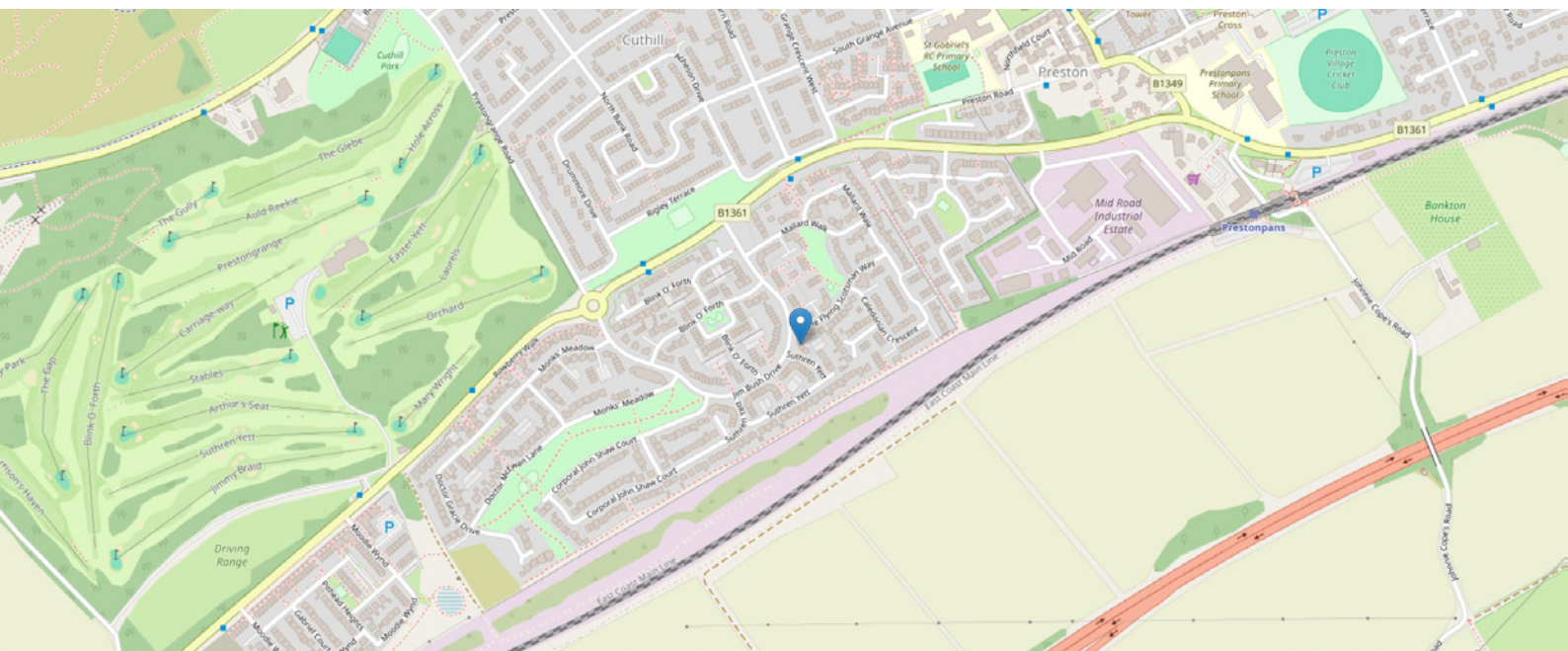


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 74m² | EPC Rating: C



THE LOCATION

The historic coastal town of Prestonpans enjoys a prime position on the southern shores of the Firth of Forth, surrounded by beautiful, unspoilt East Lothian countryside. Steeped in heritage and best known for its connections to the Battle of Prestonpans, the town offers an attractive blend of character, community spirit, and modern convenience.





Prestonpans is exceptionally popular with commuters, lying just three miles beyond Musselburgh and benefiting from swift access to the A1 and Edinburgh City Bypass, making travel into Edinburgh City Centre quick and straightforward. The town also features its own railway station, providing regular direct services to Edinburgh and the wider region.

A good variety of everyday amenities can be found locally, including independent shops, a supermarket, cafés, and essential services. The nearby Fort Kinnaird Retail Park offers an extensive selection of well-known high-street stores, restaurants, and entertainment options, ensuring that all shopping and leisure needs are easily met.

Families are well catered for, with a choice of local primary and secondary schools, along with a range of community facilities. Leisure opportunities are plentiful, including Prestonpans Swimming Pool, several well-regarded golf courses, scenic coastal walks, and a number of sandy beaches along the East Lothian coastline.

With its rich history, excellent transport links, strong local amenities, and coastal charm, Prestonpans continues to be a highly desirable location for a wide variety of buyers.



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