



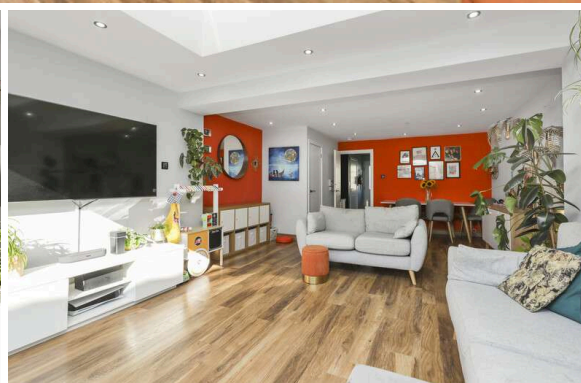
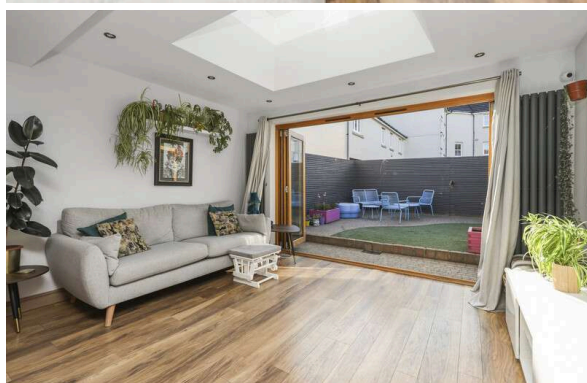
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6 The Flying Scotsman Way
PRESTONPANS | EAST LOTHIAN | EH32 9GE


warners
solicitors & estate agents



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Beautifully presented three bedroom terraced home set over three floors with well landscaped front and rear private gardens, forming part of a sought after development, located in Prestonpans a very popular and convenient town close to the city bypass and only 12 miles from Edinburgh city centre.

This property occupies a pleasant situation on a well-tended modern development and comes with residents parking. Internally the property is stylish, well planned and beautifully presented, with many pleasing features. Downstairs, the spacious dining/living room is bright with an impressive skylight and bi-fold doors into the rear garden that let an abundance of natural light into the property. The beautifully appointed kitchen currently comprises oven, gas hob and fan, the boiler cupboard, fridge/freezer, dishwasher and washing machine. Completing the ground floor accommodation is a downstairs WC with a heated towel rail. Upstairs on the first floor there are two well-proportioned bedrooms with built in storage, a further study and the bathroom with double waterfall shower and a heated towel rail. The second floor completes the accommodation with the large master bedroom. Further benefits on offer include gas central heating, double glazing, front and rear gardens, the rear benefitting from a patio and low maintenance astro turf.

- Entrance Hall
- Spacious Dining/living room with bifold doors into the garden
- Fully fitted kitchen
- Three Bedrooms and a study
- Stylish bathroom
- Downstairs WC
- Landscaped front and rear garden and residents parking
- Gas central heating and double glazing

Included in the sale will be all blinds and curtains, integrated appliances, and fridge freezer. Please note that the TV bracket will be removed prior to sale. EPC Rating C. Factor fee: £233.48 per year.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Prestonpans has its own railway station taking you into the City in just 14 minutes.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.