



21 Suthren Yett
PRESTONPANS | EAST LoTHIAN | EH32 9GL


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Set in a quiet, modern cul-de-sac, moments from quick transport links, excellent local amenities and vast open green spaces is this immaculately presented semi-detached house. Boasting private gardens and a long driveway this property, offered to the market in true move in condition would make an ideal purchase in a highly sought-after location.

The accommodation comprises welcoming entrance hallway, a bright lounge with generous dining space and French doors to the rear garden, a contemporary kitchen with attractive units and downstairs is completed by a useful W/C compartment. Following up a carpeted staircase the upper-level benefits from three well-proportioned bedrooms (master with an elegant en-suite shower room) and the house is completed by a stylish bathroom with shower over bath. Externally the fully enclosed, landscaped rear garden is laid to lawn with a delightful decked area ideal for al fresco dining.

- Modern semi-detached house in quiet, cul-de-sac
- Private gardens and a long driveway
- welcoming hallway with W/C
- Bright lounge with generous dining space
- Contemporary kitchen with attractive units
- Three well-proportioned bedrooms
- Master with en-suite shower room and a family bathroom

All curtains, curtain poles, wardrobes in bedroom 2 and 3, washing machine, dishwasher, oven, microwave and fridge freezer all included in sale.

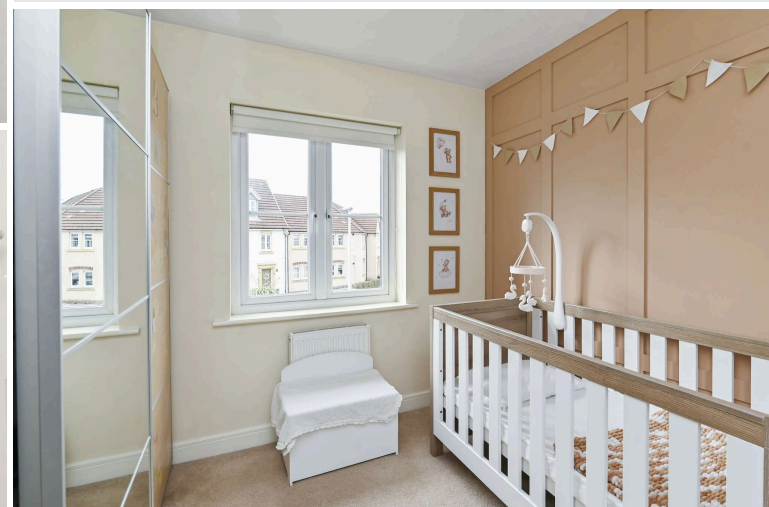
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

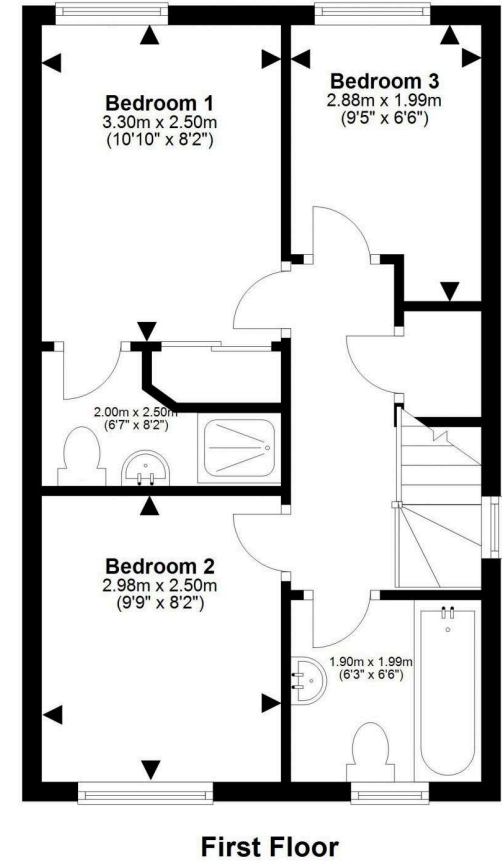
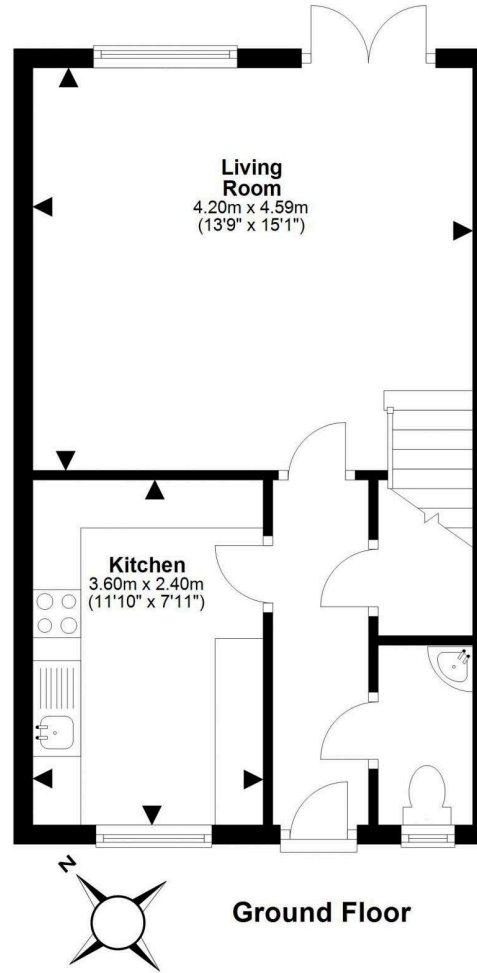


The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range 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.

EPC C, Council tax D

Factor is managed by James Gibb and costs around £16 per month, and covers upkeep of communal areas and landscaping throughout the year





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.