

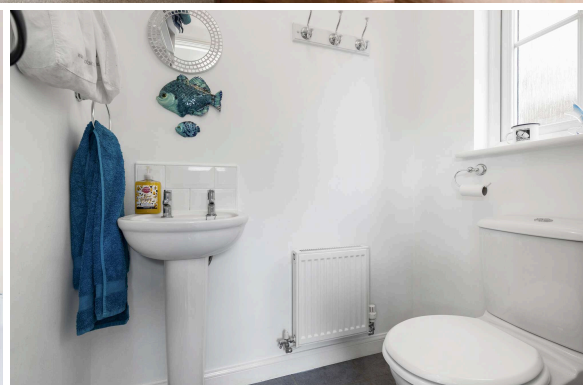


50 Corporal John Shaw Court  
PRESTONPANS | EH32 9GJ

  
**warners**  
solicitors & estate agents







## 50 Corporal John Shaw Court

PRESTONPANS | EH32 9GJ

Nestled on a quiet street in the heart of Prestonpans, moments from fine coastal walks, excellent amenities and quick train and car links to Edinburgh is this immaculately presented and extremely spacious detached villa. Set over three floors the property boasts a driveway, garage, front and rear gardens, gas central heating and double glazing and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window that flows through to the dining room and fitted kitchen with stylish units and useful utility room and W/C off. The first floor enjoy four well-proportioned double bedrooms and a family bathroom and the top level benefits from a large master bedroom with dressing area and elegant en-suite bathroom with shower and separate bath.

Externally the fully enclosed and extremely secluded South facing rear garden is an ideal low maintenance haven with mature trees and colourful plants.

Velux blinds in master bedroom, blinds and lightshade in bedroom 2, curtains in bedroom 3 and 4, curtain poles in the livingroom, lightshades in kitchen w/c and utility, electric double oven, gas hob, greenhouse and bird bath included in sale. EPC Rating C.

Factoring charges covered by Ross and Liddell, for maintenance of the common grounds cost approximately £90-95 per year.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





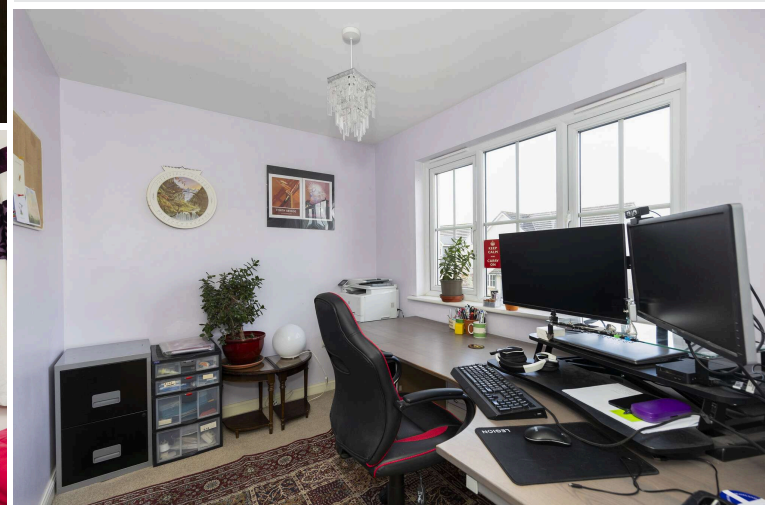


- Detached family home in tranquil, yet well-connected location
- Close to the train station and A1 for quick transport links
- Heart of coastal Prestonpans
- Large driveway, integral garage and front and rear gardens
- Welcoming hallway
- Bright lounge with picture window
- Garden facing dining room with patio doors
- Stylish fitted kitchen with attractive units
- useful utility room and W/C
- Five large double bedrooms
- Two stylish bathrooms
- Gas central heating
- Double glazing



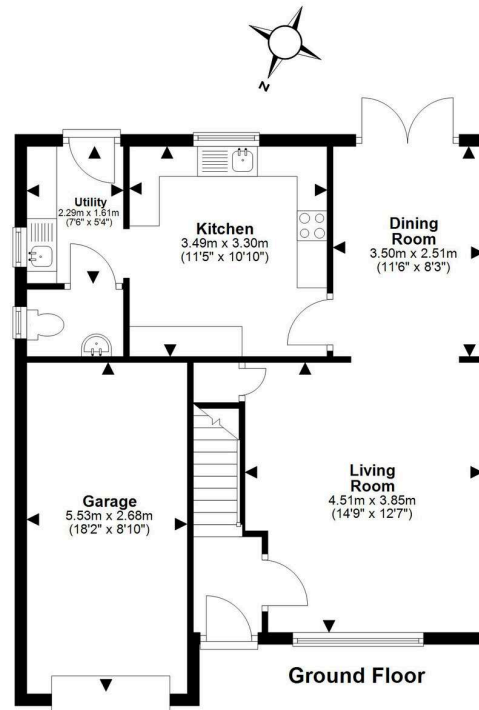
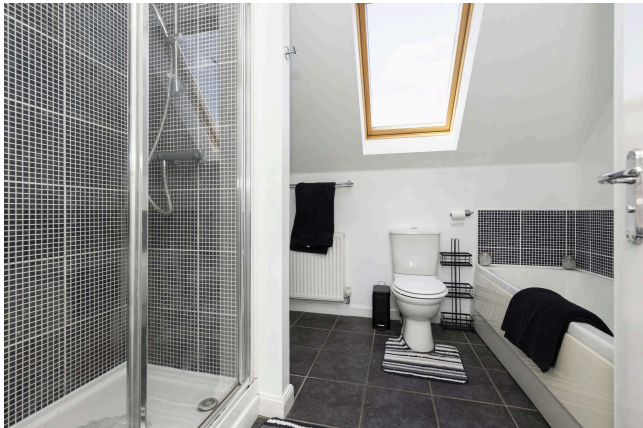


The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. Fine beaches and golf courses are conveniently close. 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 quickly.









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.

