



10 Moodie Wynd  
PRESTONPANS | EH32 9FU

  
**warners**  
solicitors & estate agents





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Warners are delighted to present this attractive three-bedroom end-terraced villa, forming part of a modern and well-regarded development in the popular East Lothian coastal town of Prestonpans. Offering bright, well-proportioned accommodation over two levels, the property is presented in excellent order throughout and will appeal to a wide range of buyers including first-time purchasers, couples and young families seeking a stylish home within easy commuting distance of Edinburgh.

The accommodation begins with a welcoming entrance hallway providing useful storage and access to a convenient ground floor cloakroom/WC. The dual aspect spacious living room offers a comfortable setting for relaxing or entertaining and enjoys an abundance of natural light. Boasting a stunning tiled floor the contemporary kitchen and dining room forms the heart of the home, fitted with modern cabinetry, integrated appliances and ample worktop space, while also offering generous room for a dining table. A patio door opens directly onto the landscaped rear garden, allowing natural light to flood the space and creating an ideal connection between indoor and outdoor living.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from an integrated wardrobe and a stylish en-suite shower room. Two further bedrooms provide flexible accommodation for family living, guest space or home working. A modern family bathroom completes the internal layout and is fitted with a stylish four-piece suite.

Externally, the fully enclosed south-facing rear garden has been thoughtfully landscaped with artificial lawn, a raised decking area and patio, creating an ideal setting for outdoor entertaining, al fresco dining or relaxing in the warmer months. Further benefits include residents parking, solar panels, gas central heating and double glazing.



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





With its modern design, excellent outdoor space and convenient location close to local amenities, schooling and transport links, this superb home represents an excellent opportunity in a consistently popular East Lothian setting. Early viewing is highly recommended.

- Attractive three-bedroom end-terraced villa
- Set within a modern development in the popular East Lothian town of Prestonpans
- Welcoming entrance hallway with useful storage
- Ground floor cloakroom/WC
- Bright and spacious dual aspect living room
- Contemporary kitchen/dining room with modern units, integrated appliances and patio door leads to the rear garden
- Principal bedroom with integrated wardrobe and en-suite shower room
- Two further good-sized bedrooms
- Stylish family bathroom with modern four-piece suite
- Solar panels, Gas central heating and double glazing
- Front and rear landscaped gardens
- Residents parking with additional visitors parking

Energy Rating B, Council Tax Band E.

Fees payable to factor, Ross & Liddle approx. £16 per month.

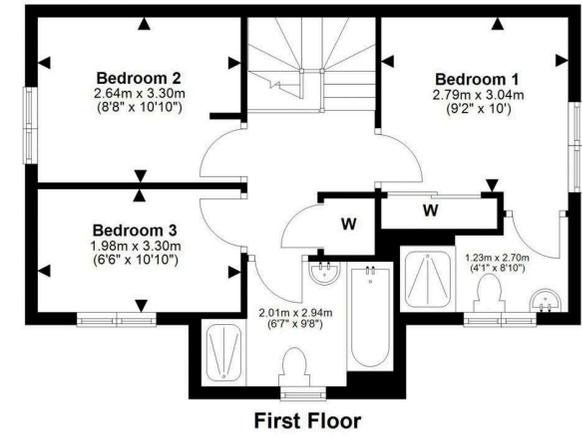
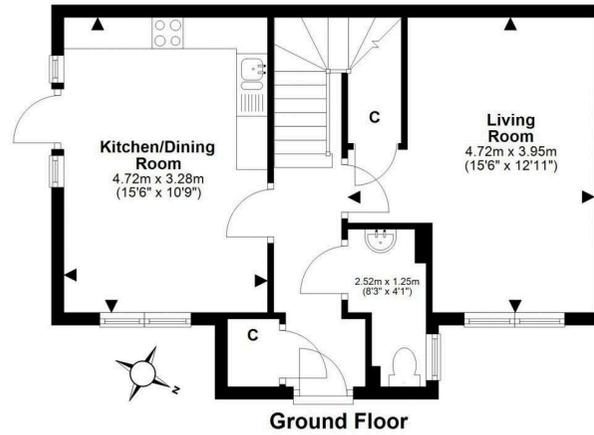
All fixtures, fittings, blinds, integrated kitchen appliances, washer dryer, vanity unit in the en suite and hallway mirror will be included in the sale.



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 including Wallyford Train Station. 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.







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.