

37 Moodie Wynd

PRESTONPANS, EAST LOTHIAN, EH32 9FA



Immaculate three-bedroom terraced home with a spacious dining kitchen, and private garden in a sought-after Prestonpans development



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McEwan Fraser Legal is delighted to present this beautiful three-bedroom terraced house, set within a modern and highly desirable development in Prestonpans. Immaculately presented throughout, this stylish home offers contemporary living in true move-in condition.

THE LIVING ROOM



The property boasts a bright and welcoming living room, perfect for both relaxing and entertaining.

THE KITCHEN



To the rear, the spacious kitchen is a real highlight, offering ample worktop and storage space along with room for a dining table, creating a fantastic hub for everyday family life. A door from the kitchen provides direct access to the enclosed rear garden, allowing for a seamless indoor-outdoor flow.



THE UTILITY & WC





Upstairs, there are three well-proportioned bedrooms, all finished to a high standard and offering flexibility for family living, guests or home working. The accommodation is completed by a modern bathroom, designed with both style and practicality in mind.

THE BATHROOM



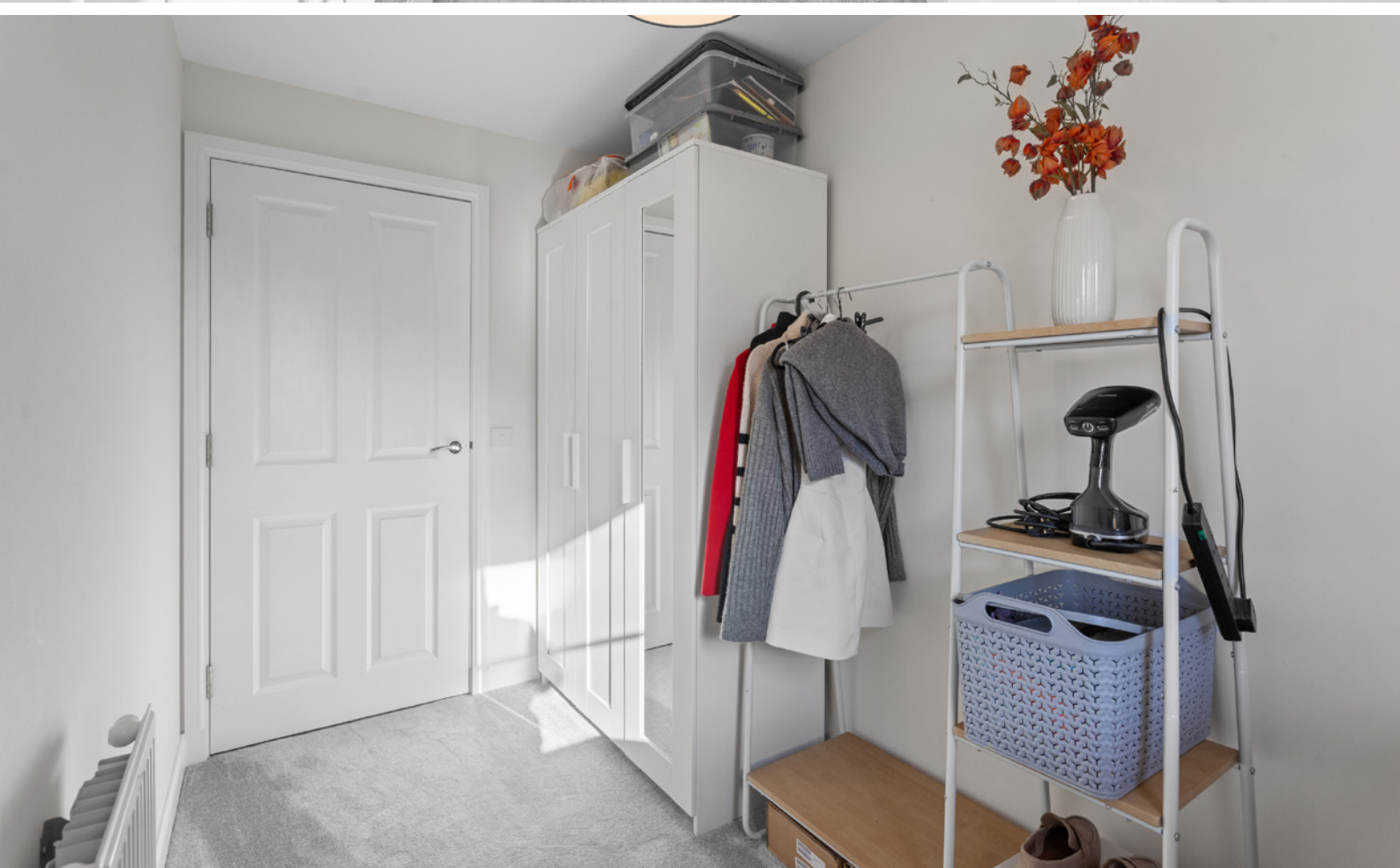
BEDROOM 1



BEDROOM 2



BEDROOM 3



Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. Externally, the enclosed rear garden provides a safe and private space, ideal for relaxing or entertaining.

This superb home offers a fantastic opportunity to acquire a beautifully presented property in a popular coastal town, with excellent access to local amenities, schools and transport links. Early viewing is highly recommended.

EXTERNALS



THE LOCATION

Prestonpans is a small town situated in the county of East Lothian on the banks of the River Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city, and is within easy commuting distance via the Musselburgh bypass.





The journey into Edinburgh will take approximately twenty minutes by car, and there is, of course, an excellent bus service every thirty minutes. There is also a good train service direct to the Waverley Station, a journey which will take about twelve minutes.

Prestonpans offers a wide range of shops and facilities, including supermarkets which will provide every possible daily requirement, as well as all the usual banking, building society and post office services.



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Exchange
Available



THE SUNDAY TIMES
THE TIMES



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