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29 The Flying Scotsman Way
Prestonpans, EH32 9GE

Beautifully finished, four-bedroom, detached property, in a popular residential development
Spacious kitchen dining area with French doors leading to a bright sun room
Private garden to the front and rear with decking area, perfect for entertaining
Driveway parking for two cars and integral garage with power and light
EPC: Rating C
Council tax band: F

Conveniently situated in the lovely East Lothian town of Prestonpans, 29 The Flying Scotsman Way, is an attractive detached, four-bedroom family home, positioned in a popular modern estate. Featuring bright, spacious interiors and private gardens to the front and rear, the area also offers a wide range of commuter links to Edinburgh, making it an excellent choice for young professionals and growing families alike.

The accommodation comprises - welcoming entrance hall with under-stair storage cupboard and WC; bright and spacious living room, leading through to the open-plan, tastefully decorated kitchen, boasting a breakfast bar and an excellent selection of fitted wall and base units and a range of modern appliances, including a dishwasher, gas hob, oven, extractor hood, and washing machine; utility room with further storage and a cloakroom with WC. The French doors from the kitchen then open directly through to the beautiful sun room, where natural light floods through the surrounding windows.

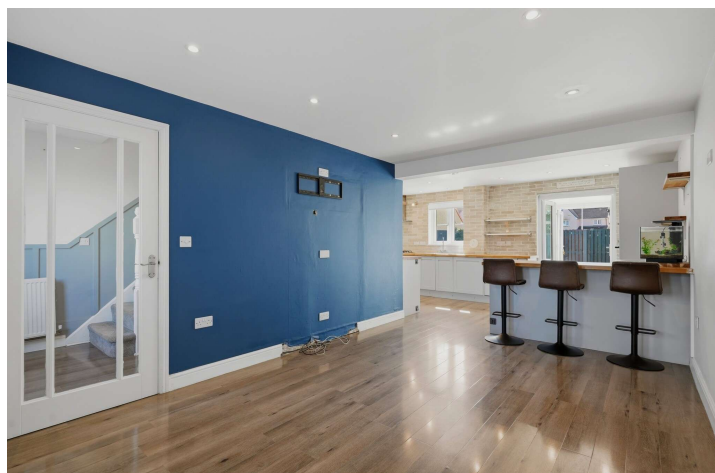
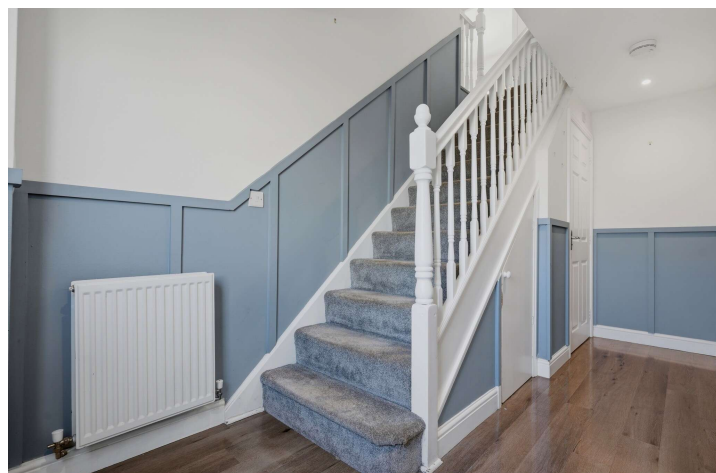
A carpeted staircase leads to the upper level, where the principal bedroom benefits from fitted wardrobes, a forward-facing window and an en-suite shower room, with a three-piece suite and mains-fed shower. There are three further bedrooms, two overlooking the rear garden and the other to the front, along with a family bathroom, fitted with a three-piece white suite and shower over the bath, complemented by tasteful tiling. While gas central heating and double glazing throughout, offer year round comfort.

Externally, the property benefits from a private driveway, providing off-street parking for multiple vehicles, together with an integral garage, offering excellent secure storage and currently utilised as a home gym. To the rear, the beautifully landscaped, south-east facing garden enjoys sunshine throughout much of the day, creating the perfect setting for relaxing or entertaining. A generous extended patio provides ample space for al fresco dining and summer barbecues, while raised planter beds add colour, structure and integrated seating. Designed with low maintenance in mind, the garden combines artificial lawn, decorative gravel and paved terraces to create an attractive outdoor space that can be enjoyed all year round.

This property has been staged virtually to show how the property could look if fully furnished. It should be noted that the property is currently empty, as per the "before" images. Sizes are approximate and not to scale. Please refer to the floor plan.

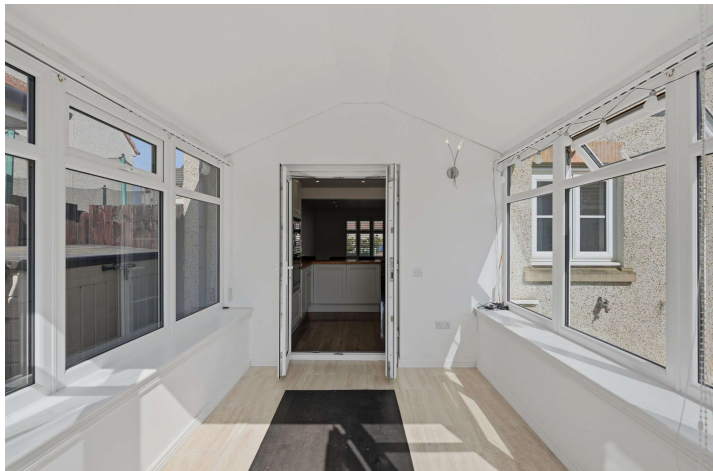
Location:

The historic seaside town of Prestonpans is situated on the southern shore of the Firth of Forth, surrounded by unspoilt countryside. The town is ideally located for commuters, as it is only three miles beyond Musselburgh and close to the A1, which provides efficient links to the City Bypass and the city centre. The town has its own railway station which gives access to central Edinburgh in around fifteen minutes. There is a thriving local community, as well as a good selection of local amenities, which include a number of shops, a supermarket, banks and good schools, at both primary and secondary levels. A wider range of amenities can be found only a short distance away at Fort Kinnaird Retail Park, Newcraighall, which offers a selection of "High Street" shops and superstores. East Lothian is highly regarded for its excellent golf courses and lovely sandy beaches, all of which are within easy reach. The town also benefits from having a variety of leisure facilities, including a swimming pool. A regular public transport service also operates to and from the city centre and to surrounding areas.





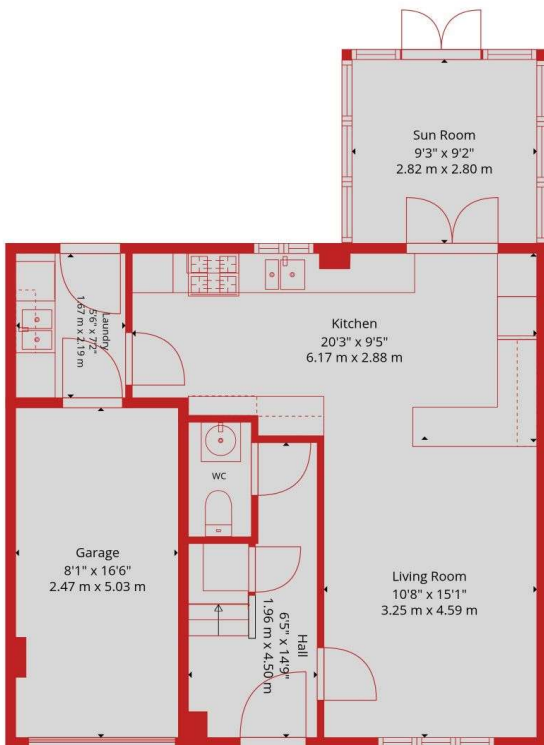




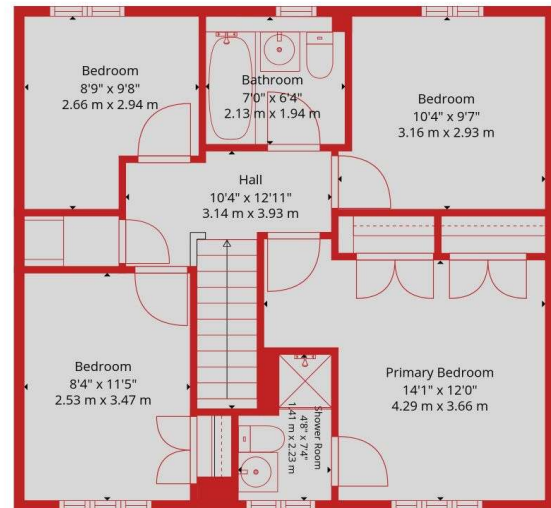








1st Floor



2nd Floor



Total: 1200 sq. Ft, 112 m2
 1st Floor: 569 sq. Ft, 53 M2, 2nd Floor: 631 sq. Ft, 59 m2
 Excluded Areas: Garage: 134 sq. Ft, 12 M2, Walls: 130 sq. Ft, 12 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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