



1 Rowberry Walk
PRESTONPANS | EAST LOTHIAN | EH32 9GH


warners
solicitors & estate agents



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Beautifully presented end terraced villa quietly situated on a sought-after modern development in the popular coastal town of Prestonpans. This attractive property offers a perfect modern family home with lovely interiors and well kept outside space and features, a bright living/dining room with French doors giving direct access to the lovely south-west facing enclosed rear garden with patio area and shed. The kitchen is fitted with a modern kitchen with integrated, and space for, appliances, a principal bedroom with excellent storage, two further bedrooms, a contemporary bathroom with electric shower over bath, and a handy ground-floor WC. Externally, the property benefits from on-street and bay parking in the immediate area. Early viewing is recommended to fully appreciate the quality of accommodation on offer.

- Beautifully presented end of terrace villa
- Well-connected coastal town
- Entrance hall with storage and handy WC
- Bright reception room with direct garden access
- Modern fitted kitchen
- Principal bedroom with plentiful storage
- Further double bedroom & office/nursery/study
- Contemporary bathroom with shower over bath
- Gas central heating and double glazing
- Fantastic storage options throughout including Ramsay ladder access to attic
- Beautifully laid out rear garden
- Allocated parking space, and unrestricted on street parking

Energy Rating C. Council Tax band D.

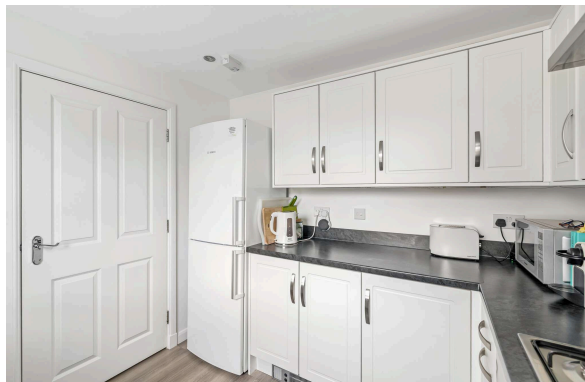
Factor fee of approx £18 per month.

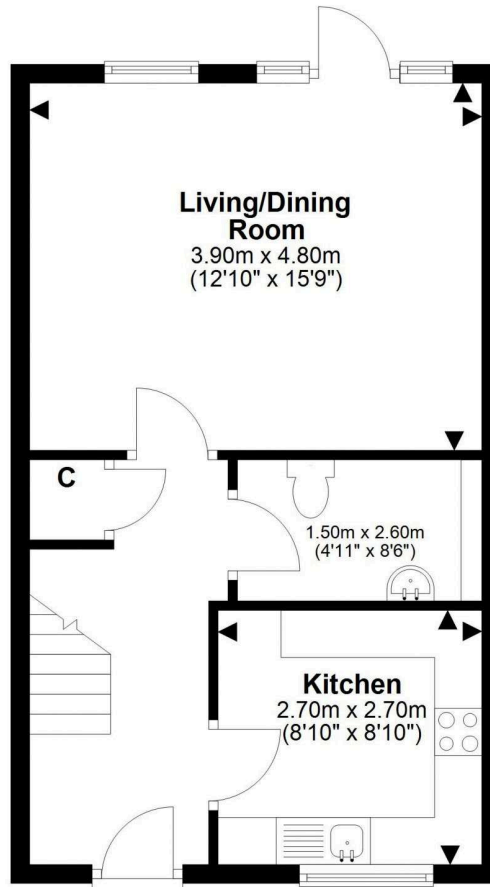
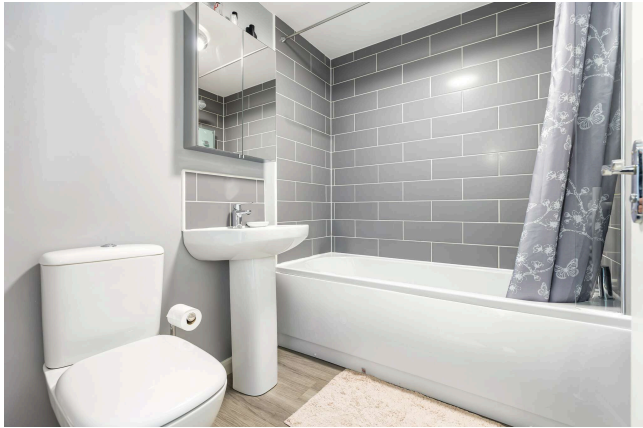
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



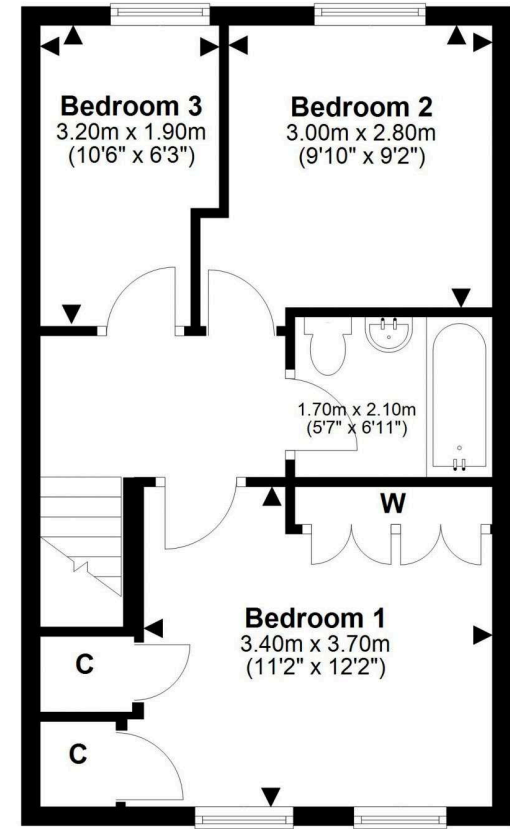
Included in the sale will be the blinds, curtains, oven and hob, dishwasher, fridge freezer, and washing machine. Some items of furniture may also be available.

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.





Ground Floor



First Floor



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.