



54 Corporal John Shaw Court
PRESTONPANS | EAST LOTHIAN | EH32 9GJ

warners
solicitors & estate agents



54 Corporal John Shaw Court

PRESTONPANS | EAST LOTHIAN | EH32 9GJ

This beautifully presented three-bedroom home offers comfortable family living and is finished to a high specification throughout, with contemporary interiors and quality fittings. Benefiting from a private, enclosed south-facing rear garden and a driveway accommodating two cars, the property will appeal to a wide range of buyers, from first-time purchasers to downsizers.

Quietly positioned within an established residential development, the home is ideally located for excellent local amenities and enjoys convenient transport links into the City of Edinburgh and East Lothian by car, bus, or rail.

Arranged over two levels, the accommodation begins with a welcoming entrance hall leading to a bright, well-presented front-facing lounge. An inner hallway provides access to a generous storage cupboard and a convenient downstairs WC, which could easily be adapted to include a shower if desired. To the rear, the stylish kitchen and dining area enjoys a sunny south-facing aspect and features French doors opening directly onto the garden, creating an ideal space for both everyday living and entertaining.

The upper floor comprises a spacious principal bedroom with en-suite shower room, two further well-proportioned bedrooms, and a modern family bathroom.

Externally, the enclosed south-facing rear garden is well maintained and provides a safe and secure space for children and pets. To the front, the private driveway comfortably accommodates two vehicles.

- Three-bedroom home finished to a high specification throughout
- Bright south-facing kitchen/dining room with French doors to garden
- Enclosed south-facing rear garden, ideal for families and pets
- Principal bedroom with en-suite plus modern family bathroom
- Private driveway providing off-street parking for two cars
- Quiet residential setting with excellent transport links to Edinburgh and East Lothian

Energy Rating B. Council Tax D.

Included in the sale will be the curtains, blinds, kitchen appliances, and garden shed. The trampoline can be included if required.

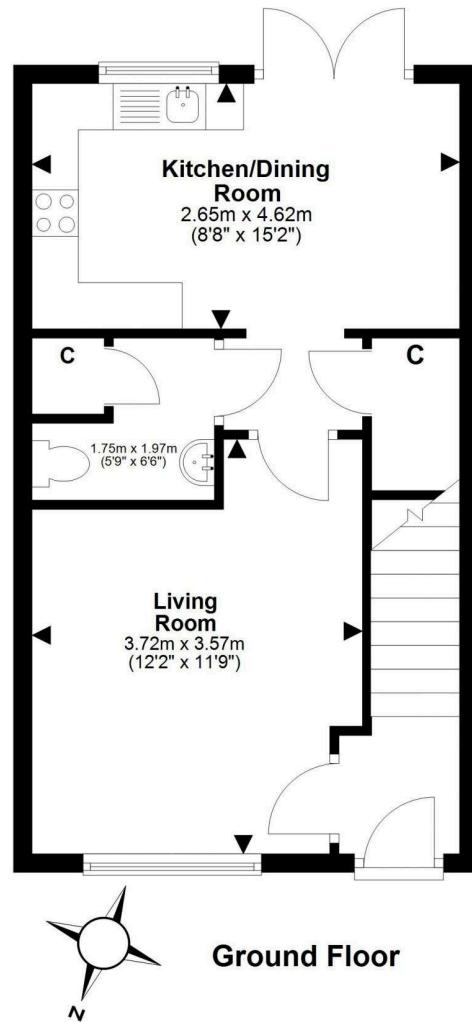
PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



There is a factor fee of £8 per month.

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.





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.

