





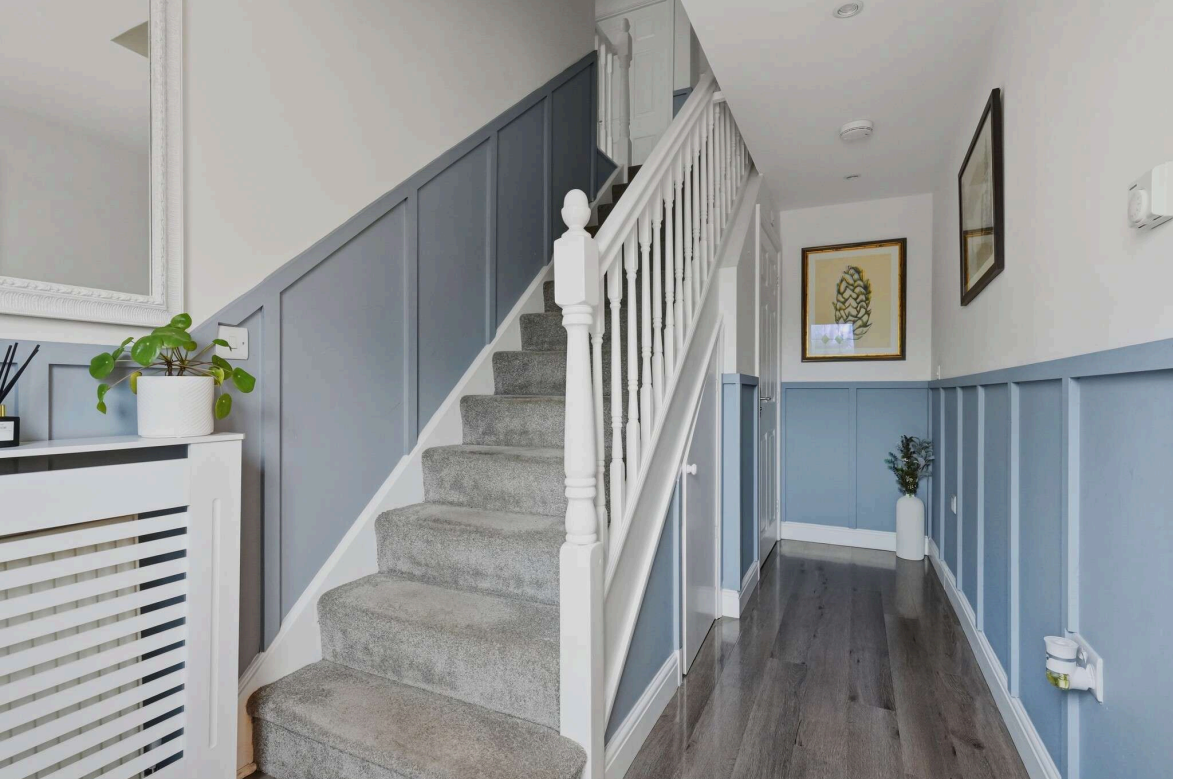
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29 The Flying Scotsman Way, Prestonpans, EH32 9GE

4 3 2

EPC Rating C

Council Tax Band F

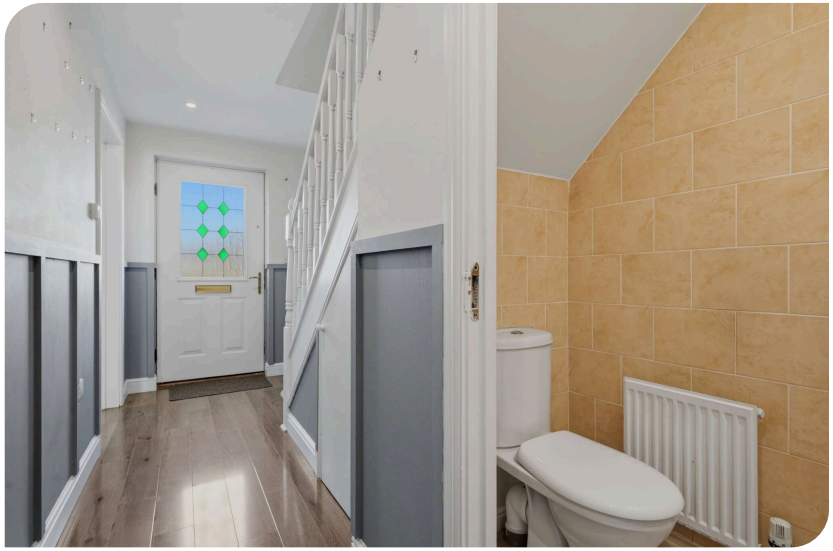




“ A practical and spacious family home close the seaside ”

Features

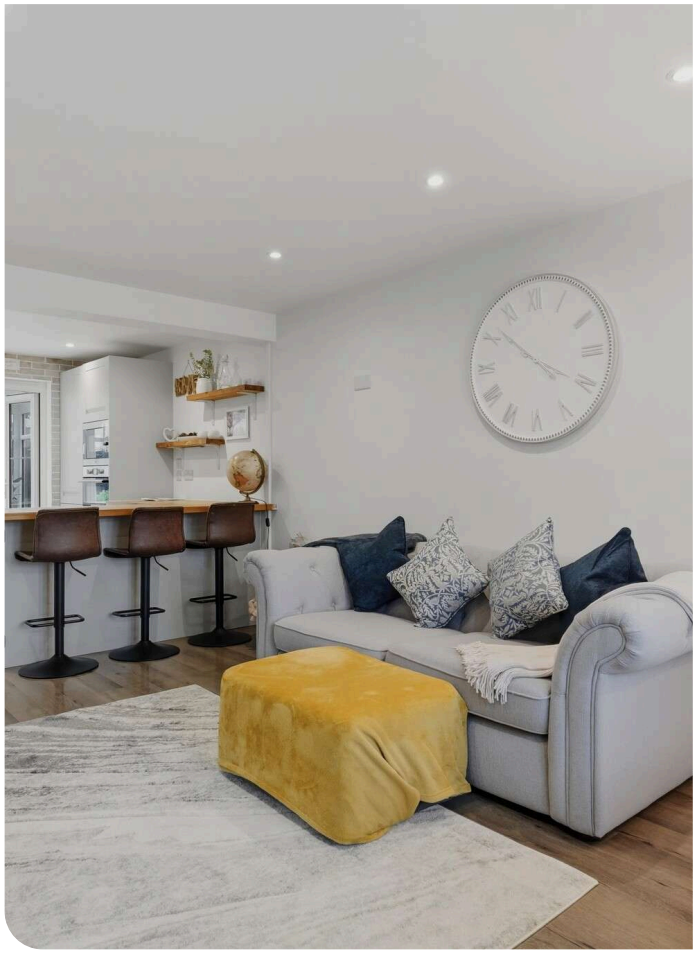
- Beautifully finished, four bedroom, detached property in a popular residential development
- Principal bedroom with fitted wardrobes and en-suite shower room
- Spacious kitchen dining area with French doors leading to bright sun room
- Private garden to front and rear with decking area, perfect for entertaining
- Driveway parking for two cars and integral garage with power and light
- No onward chain - fast entry possible





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. This property features bright, spacious interiors, private gardens, to the front and rear, a private driveway and an integral garage and offers convenient 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. French doors from the kitchen then open directly through to the beautiful sun room, where natural light floods through the surrounding windows.






LOVE









Gas central heating and double glazing throughout, offer year round comfort. Externally, the property benefits from a driveway to the front providing off-road parking for two cars, an integral garage and a well-manicured lawn and decking area to the rear, perfect for relaxing and entertaining.

Agents note:

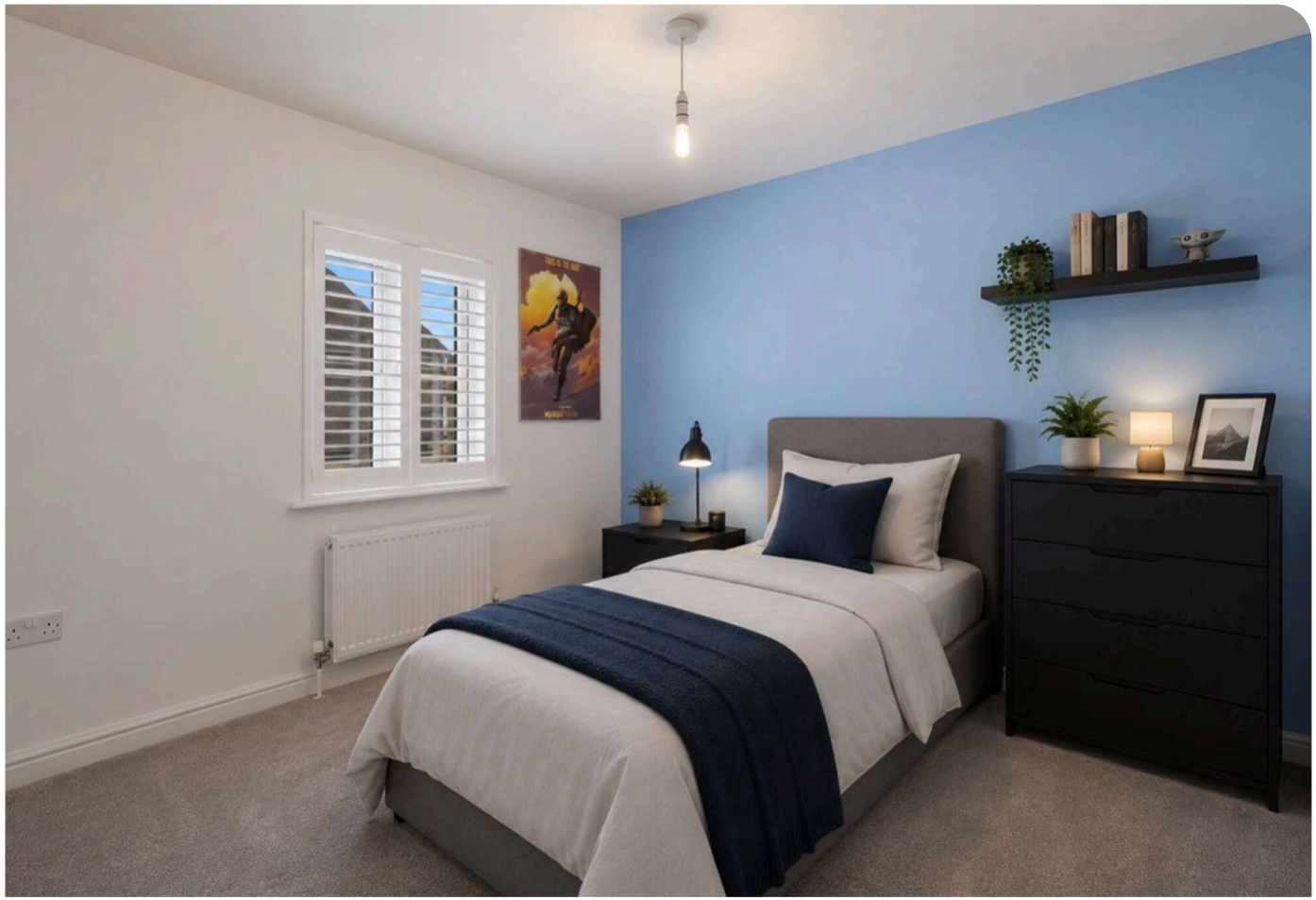
This property has been staged virtually to show how the property could look if fully furnished. It should be noted that the property is currently empty, as per the "before" images. Sizes are approximate and not to scale. Please refer to the floor plan.







“ Available with no onward chain for fast entry ”



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.









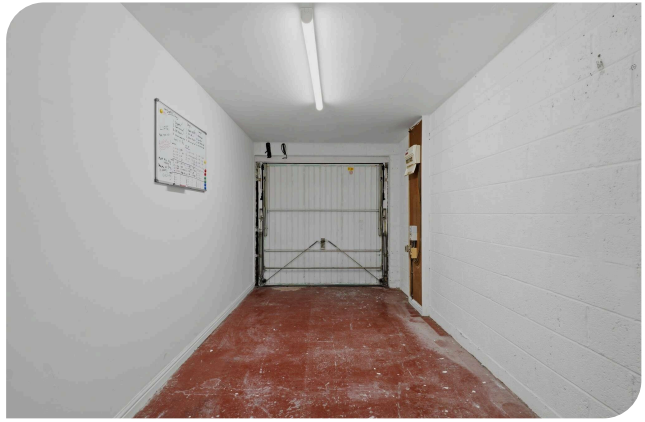






Location

The historic East Lothian 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.

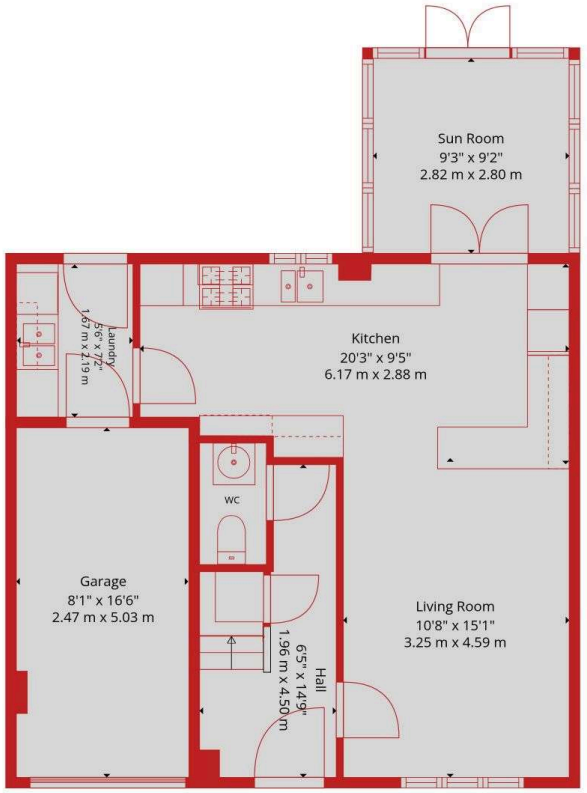


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price & viewing details

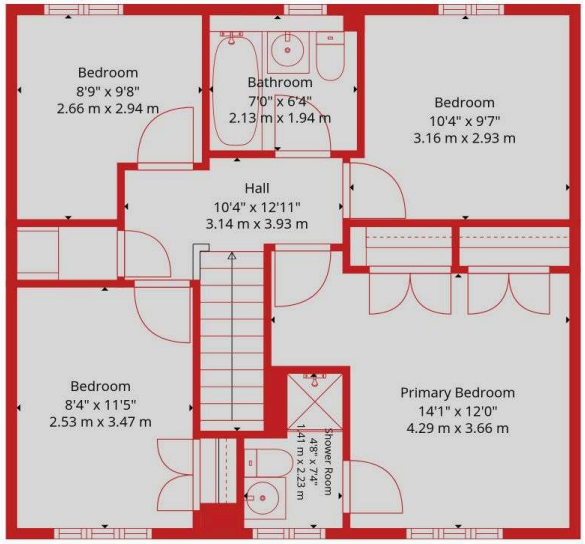
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1st Floor



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 every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.

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