



26 Appin Drive, PRESTONPANS, EH32 9FB



Welcome

This exceptionally spacious detached family home is arranged over two levels and offers flexible accommodation ideally suited to modern family living.

The welcoming entrance hall creates an immediate sense of space and provides access to a storage cupboard, WC and integral double garage. To the front is a bright lounge with bay window formation, while a separate family room is situated to the rear.

The impressive kitchen/dining room forms the heart of the home, offering ample space for both dining and seating areas. The kitchen is fitted with a wide range of wall and base units, integrated appliances and benefits from patio doors leading directly to the south-facing rear garden. A separate utility room gives access to the side of the house.

Upstairs, the generous principal bedroom features a bay window, excellent wardrobe space and an en-suite shower room. Bedroom two also benefits from built-in storage and an en-suite shower room. Bedrooms three, four and five are all well-proportioned doubles, with bedroom five offering additional storage.

The family bathroom comprises a bath, separate shower cubicle, wash hand basin and WC. All bathrooms enjoy natural daylight, and there is additional attic storage.

Externally, the south-facing rear garden has been designed with family living in mind, featuring lawn and paved areas together with a garden room, ideal for relaxing, entertaining or home working. To the front, a driveway provides ample parking and leads to the integral double garage.





Prestonpans

Appin Drive is situated within a popular modern residential development in Prestonpans, a thriving coastal town located just a short distance from Edinburgh. The area is particularly popular with families thanks to its excellent range of local amenities, well-regarded schooling and convenient transport links.

Prestonpans offers a variety of shops, supermarkets, cafés and leisure facilities, while nearby Musselburgh provides a wider selection of retail and recreational options. The beautiful East Lothian coastline, with its beaches, coastal walks and golf courses, is also within easy reach.

For commuters, Prestonpans Railway Station provides regular services to Edinburgh and beyond, while the A1 offers quick access to Edinburgh City Bypass, the city centre and Scotland's wider motorway network. Regular bus services also operate throughout the area.

Extras

Included within the sale are all light fittings, blinds, summer house and garden hut.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

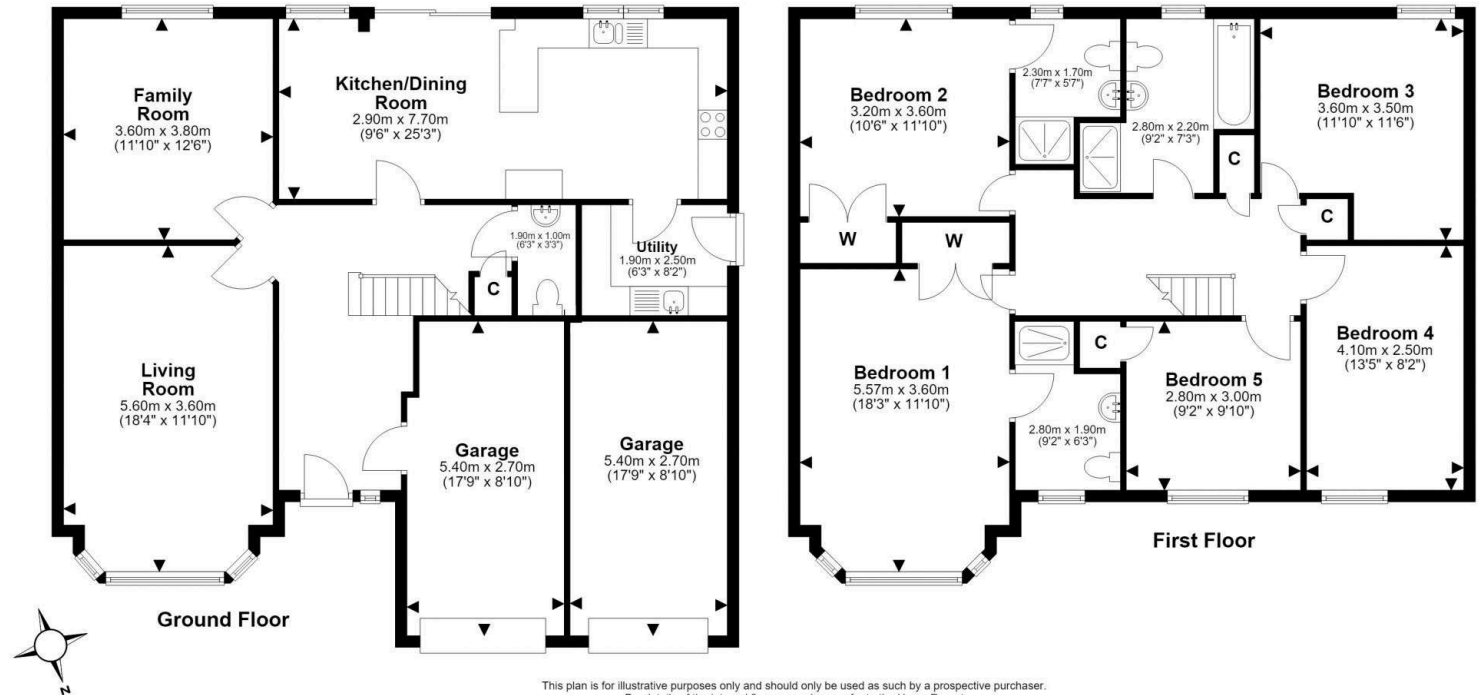
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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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.