




McEwan Fraser Legal
Solicitors & Estate Agents
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25 Appin Drive
PRESTONPANS, EAST LOTHIAN, EH32 9FB



Prestonpans



Prestonpans is a small town situated in the county of East Lothian on the coast of the Firth of Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city and is within easy commuting distance via the A1. The journey into Edinburgh will take approximately twenty minutes by car and there is, of course, an excellent bus service every thirty minutes (every fifteen mins approximately during rush hour). There is also a good train service direct to

the Waverley Station from Prestonpans, a journey which will take about twelve minutes.

Prestonpans offers a wide range of shops and facilities, including a supermarket which will provide every possible daily requirement, as well as cash points and a health centre. In addition, there are the local nursery, primary and secondary schools all in close proximity.



25 Appin Drive

25 Appin Drive is situated on a well established modern development with Edinburgh and the beautiful East Lothian coastline within close proximity. Formally the showhome, this spacious four bedroom detached family villa is in pristine condition and boasts a number of upgrades and extension work, providing a flexible living space throughout two levels. Externally the property benefits from an enclosed rear garden with newly laid lawn, paved patio areas for entertaining, mature shrubs, stone chips and gated access. The front garden is easy to maintain with feature sundial paving and private parking on the driveway for two cars.

new electric oven. Just off the kitchen, there is a sunny conservatory area for relaxing with doors going out to a well-tended garden offering a serene living space. The fully renovated family room with built-in storage, office space and snug area completes the ground level. Upstairs there is linen storage, a floored attic, a master bedroom with built-in wardrobes and a stylish en-suite shower room. Two further double bedrooms boast a Jack and Jill en-suite, with the front bedroom benefiting from a fitted wardrobe, whilst the fourth double bedroom at the rear provides ample space for free standing furnishing arrangements. The three-piece family bathroom, with a Jacuzzi bath, hand shower and vanity unit complete the rooms.

Internally the property is in walk-in condition, comprising a new front door with access into the hallway with under the stairs storage and a fresh WC. The bright spacious lounge to the front features an electric fire and double doors to a useful dining room ideal for formal entertaining. Additionally, the dining room provides french doors to the rear and access to a modern fully equipped breakfasting kitchen with a new tiled floor and a full range of integrated appliances including a brand

It is also worth noting this property is extremely efficient with gas central heating and uPVC double glazed windows. The property further benefits from efficient LED spotlights in all of the rooms, an integrated sound system in areas, external decorative lighting on the roof, a fully functioning intruder alarm and CCTV system.

Early viewing is advisable as the properties features, benefits and upgrades are expected to be popular with buyers.

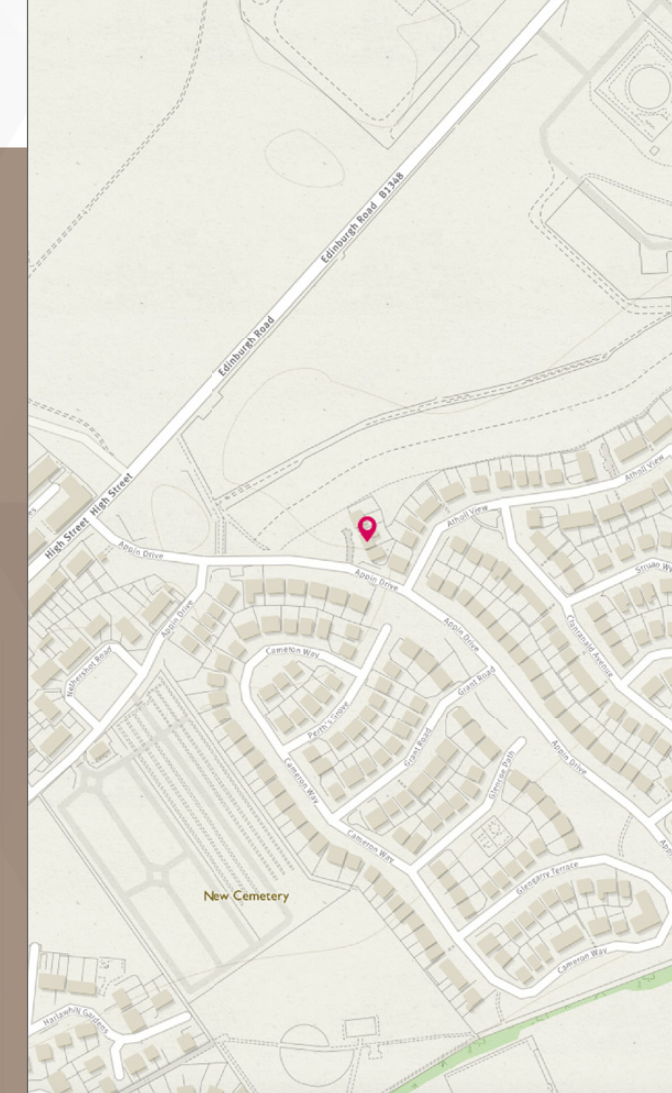
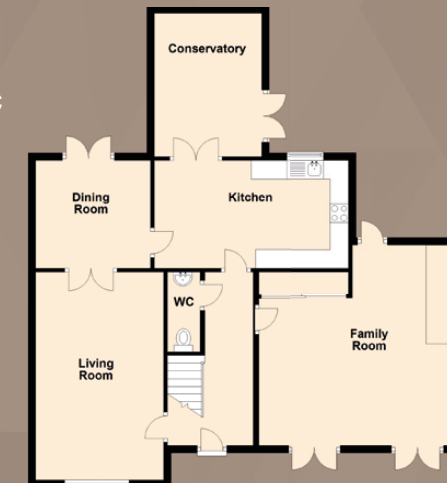


Approximate Dimensions (Taken from the widest point)

Living Room	5.58m (18'4") x 3.44m (11'3")
Family Room	5.50m (18'1") x 5.38m (17'8")
Kitchen	5.23m (17'2") x 2.90m (9'6")
Dining Room	3.09m (10'2") x 3.08m (10'1")
Conservatory	3.84m (12'7") x 2.88m (9'5")
Bathroom	2.24m (7'4") x 2.19m (7'2")
WC	2.14m (7') x 0.91m (3')
Bedroom 1	4.10m (13'5") x 3.47m (11'5")
Bedroom 2	2.00m (6'7") x 1.25m (4'1")
Bedroom 3	3.58m (11'9") x 2.62m (8'7")
Bedroom 4	3.26m (10'8") x 3.20m (10'6")
En-suite	2.47m (8'1") x 1.30m (4'3")
En-suite	2.00m (6'7") x 1.38m (4'6")

Gross internal floor area (m²): 161m² | EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, floor coverings, appliances and white goods. Other items of goods and furnishings are available by separate negotiation.





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