

24 Suthren Yett

PRESTONPANS, EH32 9GL



Spacious three-bedroom mid-terraced house which offers balanced living space over three floors and is offered to the market in excellent internal order



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this spacious three-bedroom mid-terraced house which offers balanced living space over three floors and is offered to the market in excellent internal order. The property benefits from gas central heating, double glazing, and an en-suite master bedroom. Internal viewing will be essential to appreciate the proportions and the quality on offer.

THE LIVING ROOM



The accommodation is focused on a full-width living room that has French doors opening directly to the rear garden. The living room is neutrally decorated, finished with laminate flooring, and has plenty of space for a large suite of furniture.

THE KITCHEN



The contemporary kitchen has space for a breakfast table and includes a good range of base and wall-mounted units which include a mixture of integrated and free-standing appliances. Ground floor accommodation is completed by a WC which is accessed from the central hallway.





Climbing the stairs, the first-floor landing gives access to two double bedrooms and the main bathroom. Bedroom two is a generous double that overlooks the rear garden and includes an integrated wardrobe. There is plenty of space for a full suite of bedroom furniture. Bedroom three is front-facing and has plenty of space for a double bed and supporting furniture. There is a recess in bedroom three that would be ideal for an integrated wardrobe. The bathroom is partially tiled and includes a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 2



BEDROOM 3



The master bedroom is located on the top floor. A bright and spacious dual-aspect bedroom, there is a high ceiling, an integrated wardrobe, and plenty of space for a full array of bedroom furniture. To one side, there is an en-suite shower room with natural light and a white suite.

THE MASTER BEDROOM

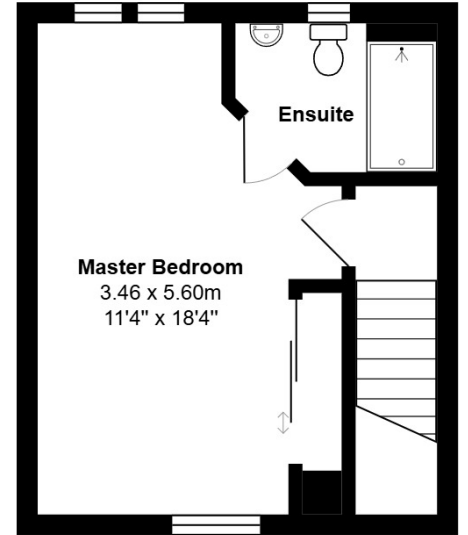
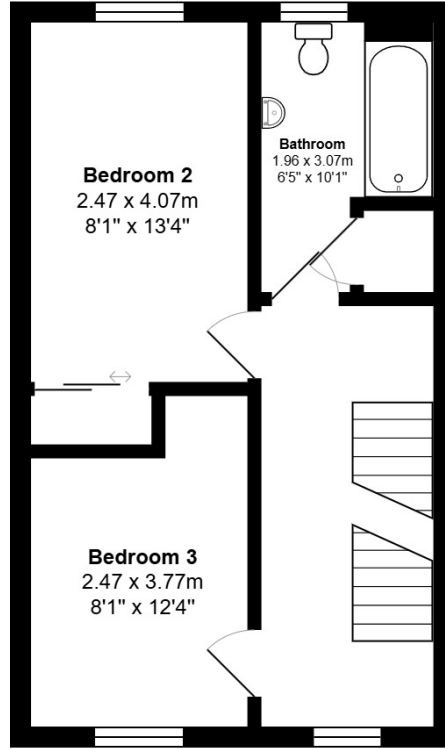
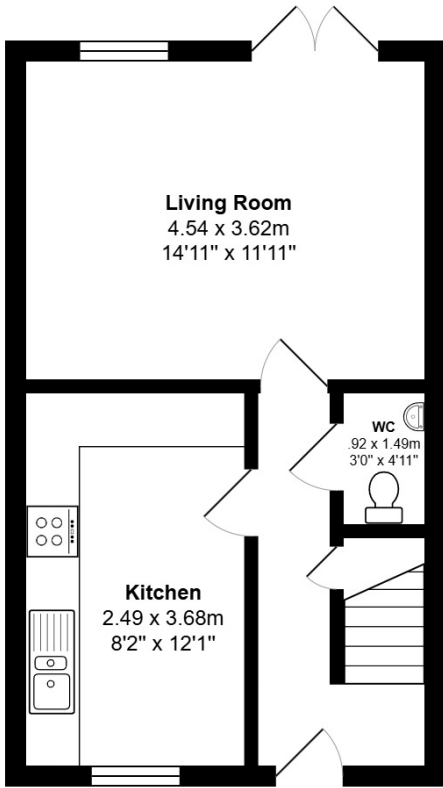


Externally, the property has a small front garden and a generous rear garden with a patio and a lawn. A gate from the rear garden leads to a residents' car park.

EXTERNALS

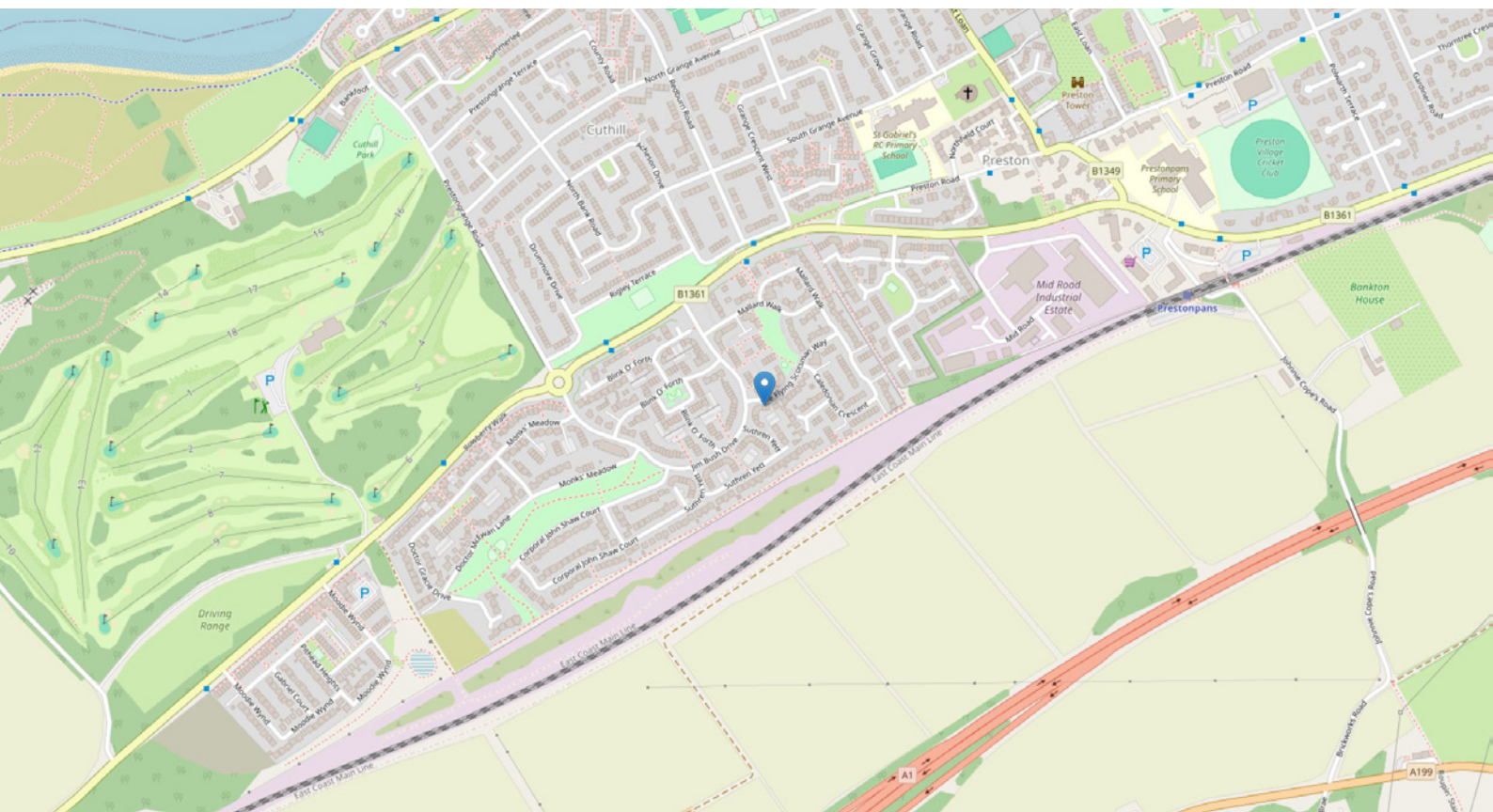


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 101m² | EPC Rating: C



THE LOCATION

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside.





The town is an extremely popular commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass. There are a number of local shops including a supermarket, schools and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinnaird Retail Park which offers a selection of "High Street" shops and superstores. A variety of leisure facilities are available in the area including Prestonpans swimming pool, a choice of golf courses and several sandy beaches. Prestonpans has its own railway station.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.