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7 Waverley Court
PRESTONPANS, EAST LOTHIAN, EH32 9GG

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

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

Situated in a lovely quiet culdesac in a modern development within easy reach of Edinburgh and the beautiful East Lothian coastline, this spacious five bedroomed detached house, is a perfect family home and has been well cared for by the current owners and is ideal for both families or for professionals who care to operate small businesses from home.

Externally the property benefits from an enclosed rear garden with laid lawn, paving and private parking on the driveway to the front of the house for up to three cars.

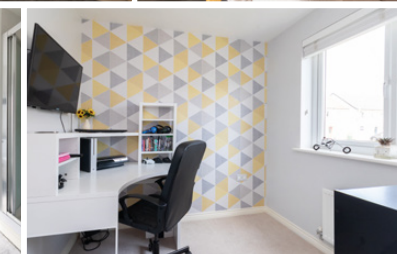
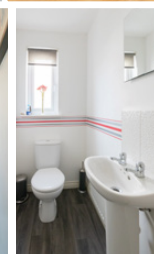
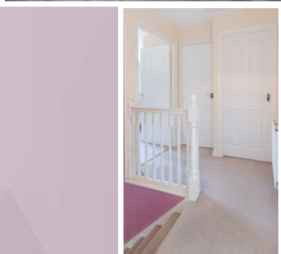
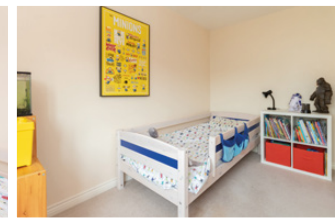
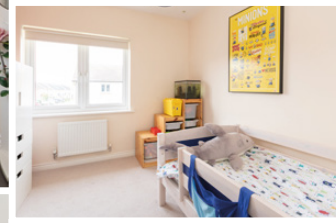
Internally the accommodation is over two levels and comprises an entrance hallway, cloakroom, storage cupboard and a spacious lounge to the front with a lovely bay window which overlooks the front garden. The modern breakfasting kitchen has an excellent selection of stylish kitchen units and a full range of integrated appliances. The kitchen also provides access to the back garden. The

dining room can be accessed via both the kitchen and the living room and has patio doors out to the rear garden. The 5th bedroom is on the ground floor and the current owners have this set up as a study.

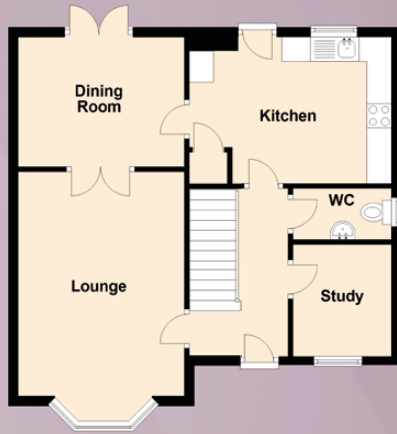
Upper floor: The master bedroom is a great size and benefits from an en-suite shower room and built in wardrobes. There are three further double bedrooms; one to the front and two to the rear. Bedroom two also has built-in wardrobes. The partially tiled family bathroom completes the accommodation.

It is also worth noting the property is extremely efficient with a gas central heating system and double glazed window units. Attic access is via the upstairs landing and offers perfect storage space.

Early viewing is advisable as this property is expected to be popular with a variety of buyers.



Property Specifications



Approximate Dimensions
(Taken from the widest point)

Lounge	4.63m (15'2") x 3.42m (11'3")
Dining Room	3.42m (11'3") x 2.66m (8'9")
Kitchen	4.16m (13'8") x 3.01m (9'11")
WC	2.02m (6'8") x 1.05m (3'5")
Study	2.30m (7'7") x 2.24m (7'4")
Bedroom 1	3.47m (11'5") x 2.85m (9'4")
Bedroom 2	3.19m (10'6") x 3.03m (9'11")
Bedroom 3	2.69m (8'10") x 2.63m (8'8")
Bedroom 4	3.31m (10'10") x 2.69m (8'10")
Bathroom	2.20m (7'3") x 1.71m (5'7")
En-suite	1.69m (5'7") x 1.55m (5'1")

Gross internal floor area (m²): 110m²

EPC Rating: C

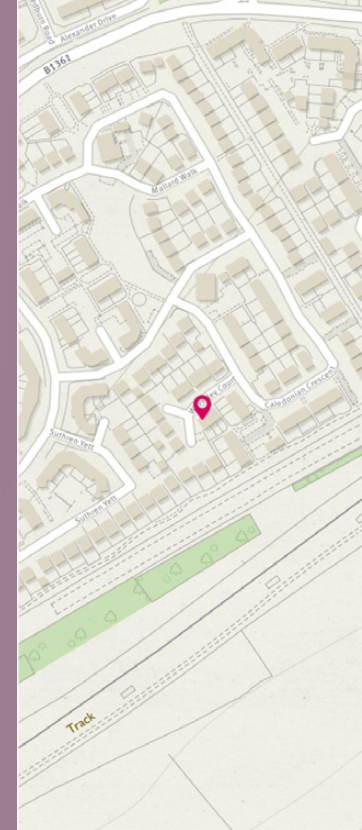


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