

16 Suthren Yett

PRESTONPANS, EAST LoTHIAN, EH32 9GL



Situated in a modern development, 16 Suthren Yett is a well maintained 4 bedroom family home



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Situated in a modern development, 16 Suthren Yett is a well maintained 4 bedroom family home and viewing is recommended of this highly impressive detached family home in a delightful setting within easy commuting distance of Edinburgh.

THE LOUNGE



Internally the accommodation is in good decorative order throughout and briefly comprises at ground floor level, entrance hallway, open plan lounge/dining room/ fully fitted kitchen and cloakroom with WC. The lounge offers excellent circulation from the dining room through to the kitchen with all integrated appliances. The patio doors open onto the beautiful garden.

THE KITCHEN/DINER



The kitchen includes a useful utility area and a guest cloakroom with a toilet and wash hand basin, ideal for the kids coming in from the garden.



UTILITY AREA & WC



At the first floor level, the landing provides access to four double bedrooms with the master being en-suite and a family bathroom.

THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



THE BATHROOM



THE GARDEN

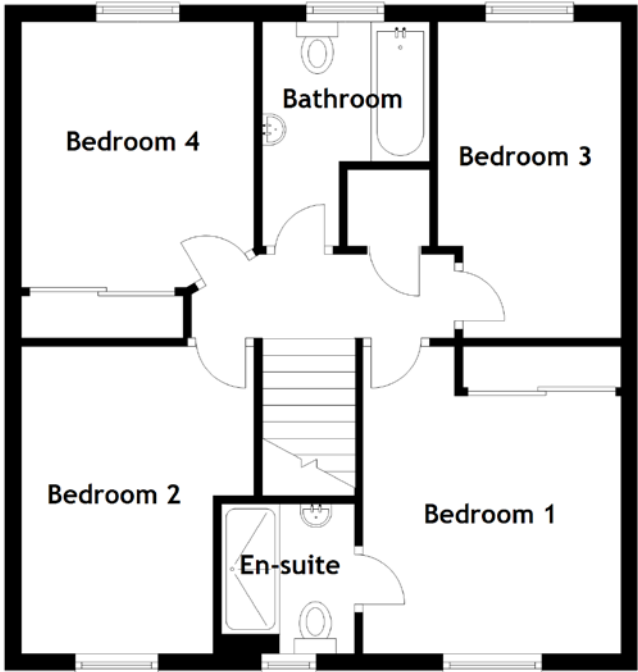
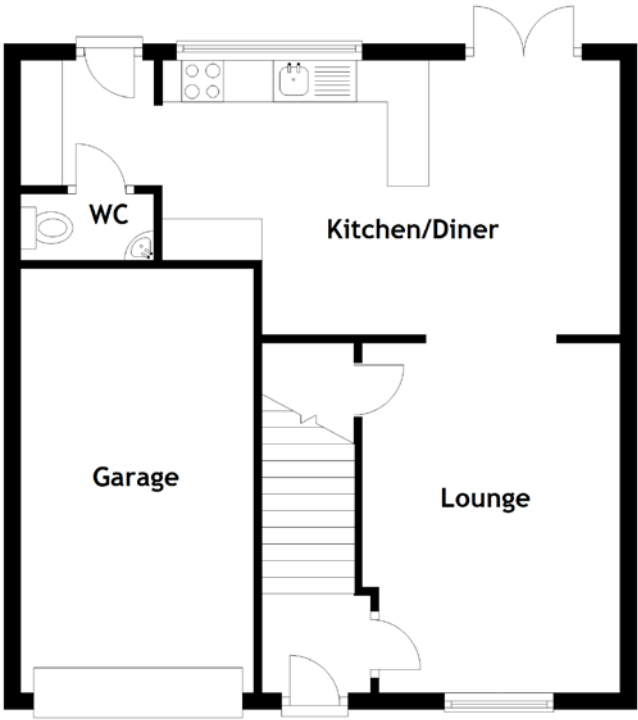
The beautiful garden has grass and a patio area with a built-in fire pit. There is also a huge summer house that has just been completed which has electricity and heating.

This enviable family home enjoys gas central heating double glazed windows, an integrated single garage with manual door, areas of garden ground to front and south facing, fully enclosed rear garden. A double drive to the front provides off road parking.





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

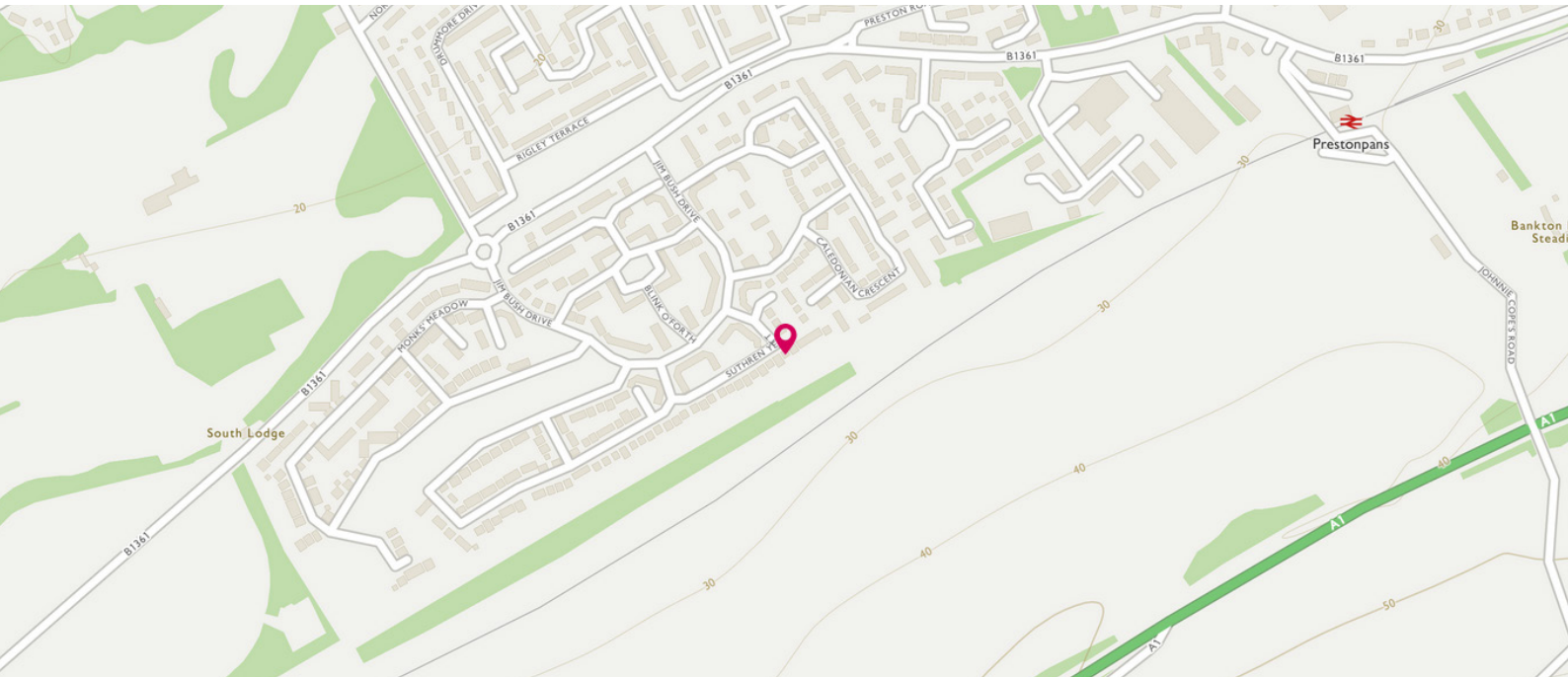
Ground Floor

Lounge	4.20m (13'10") x 3.10m (10'2")
Kitchen/Diner	7.20m (23'7") x 3.30m (10'10")
WC	1.60m (5'3") x 0.80m (2'7")
Garage	5.10m (16'9") x 2.80m (9'2")

First Floor

Bedroom 1	3.70m (12'2") x 3.10m (10'2")
En-suite	1.80m (5'11") x 1.60m (5'3")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bedroom 3	3.80m (12'6") x 2.20m (7'3")
Bedroom 4	3.20m (10'6") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 1.90m (6'3")

Gross internal floor area (m²): T113m² | EPC Rating: C



THE LOCATION

Prestonpans is a small town situated in the county of East Lothian on the banks of the River 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 Musselburgh bypass. The journey into Edinburgh will take approximately twenty minutes by car and there is of course, an excellent bus service every thirty minutes. 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 that provides every possible daily requirement, as well as banking facilities and a health centre. In addition there are local primary, nursery and secondary schools.

This is a beautiful area featuring two harbours, several golf courses nearby, an indoor sports centre and the popular race course at Musselburgh. There are lovely walks along the beaches and there is a swimming pool at Mercat Gait Centre in Prestonpans.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Available



Text and description
JUDY SHIELDS
Surveyor



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALLY CLARK
Designer

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