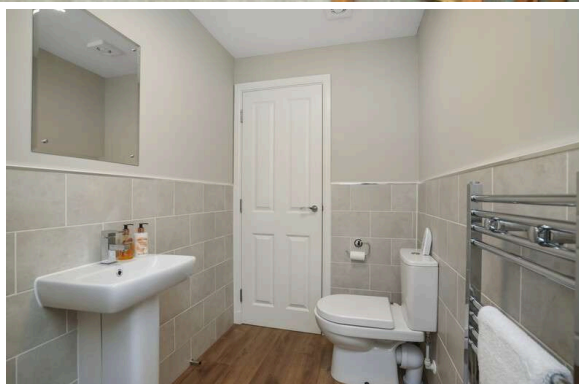




56 Moodie Wynds  
PRESTONPANS | EH32 9FU

  
**warners**  
solicitors & estate agents





## 56 Moodie Wynds

PRESTONPANS | EH32 9FU

Set in the heart of a modern, manicured development, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented terraced house. Boasting a private rear garden, ample resident's parking, gas central heating and double glazing this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, bright lounge with garden access and generous dining space, a contemporary kitchen with attractive units, useful W/C compartment and following up a carpeted staircase the upper level enjoys a spacious master bedroom with storage cupboard, second double bedroom, third single room that would make an ideal working from home space and the house is completed by a stylish bathroom with shower over bath. Externally the fully enclosed rear garden has artificial turf ideal for low maintenance and a decked area perfect for al fresco entertaining.

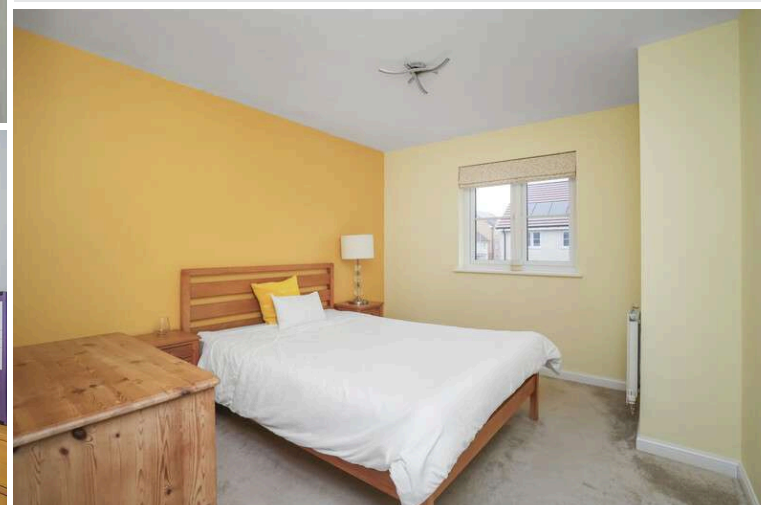
- Terraced modern house
- Quiet, yet well-connected setting
- Private garden
- Ample resident's parking
- Bright lounge
- Contemporary kitchen
- Three bedrooms
- Main bathroom and a W/C

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

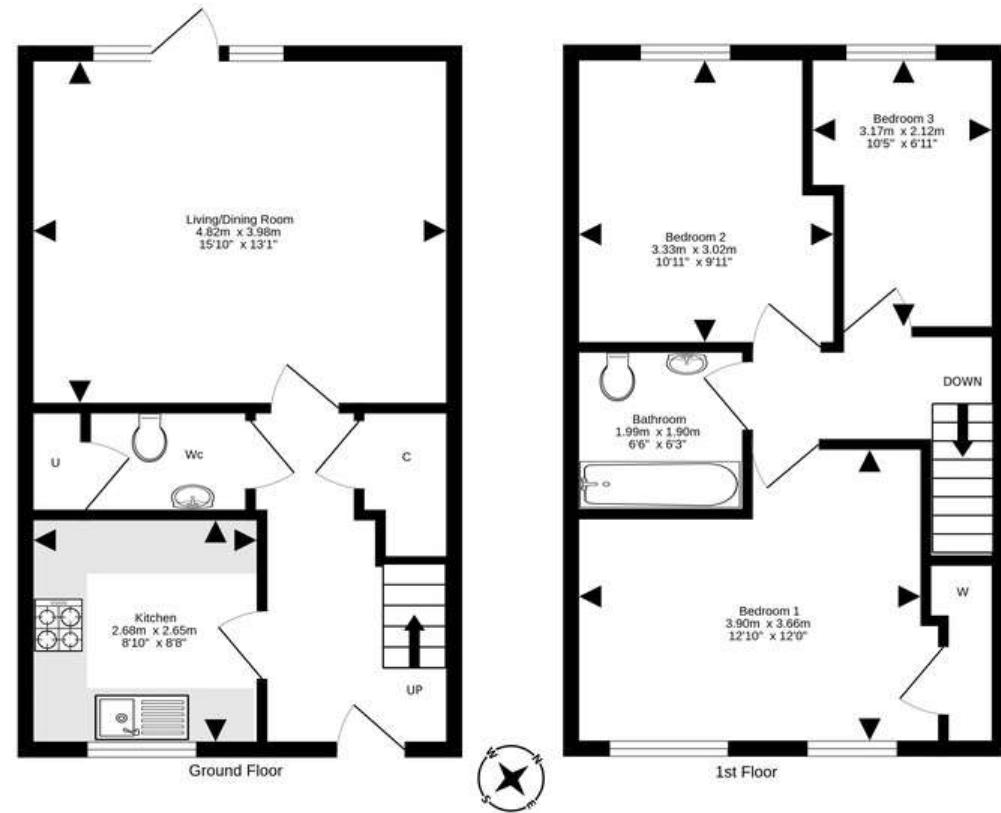


Fridge/Freezer, Dishwasher, Oven/Hob, Blinds in all bedrooms, Unit in bathroom, Washing Machine, Tumble Dryer, Garden Shed, Planters and Rattan Garden Furniture all included.  
EPC Rating B

The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town, throughout East Lothian and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Prestonpans has its own railway station.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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