

COULTERS[©]

11 GLENGARRY TERRACE

PRESTONPANS, EH32 9FG

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A well proportioned four bedroom detached family home situated within a popular modern development in Prestonpans. This bright and attractive home offers spacious accommodation with a flexible layout, and benefits from a mature rear garden with raised beds, shed, greenhouse and outdoor electrical point. There is a single garage and driveway parking to the front.

KEY FEATURES



Detached family home



Four bedrooms, one with ensuite



Enclosed rear garden with shed and greenhouse



Garage and driveway



Quiet residential street

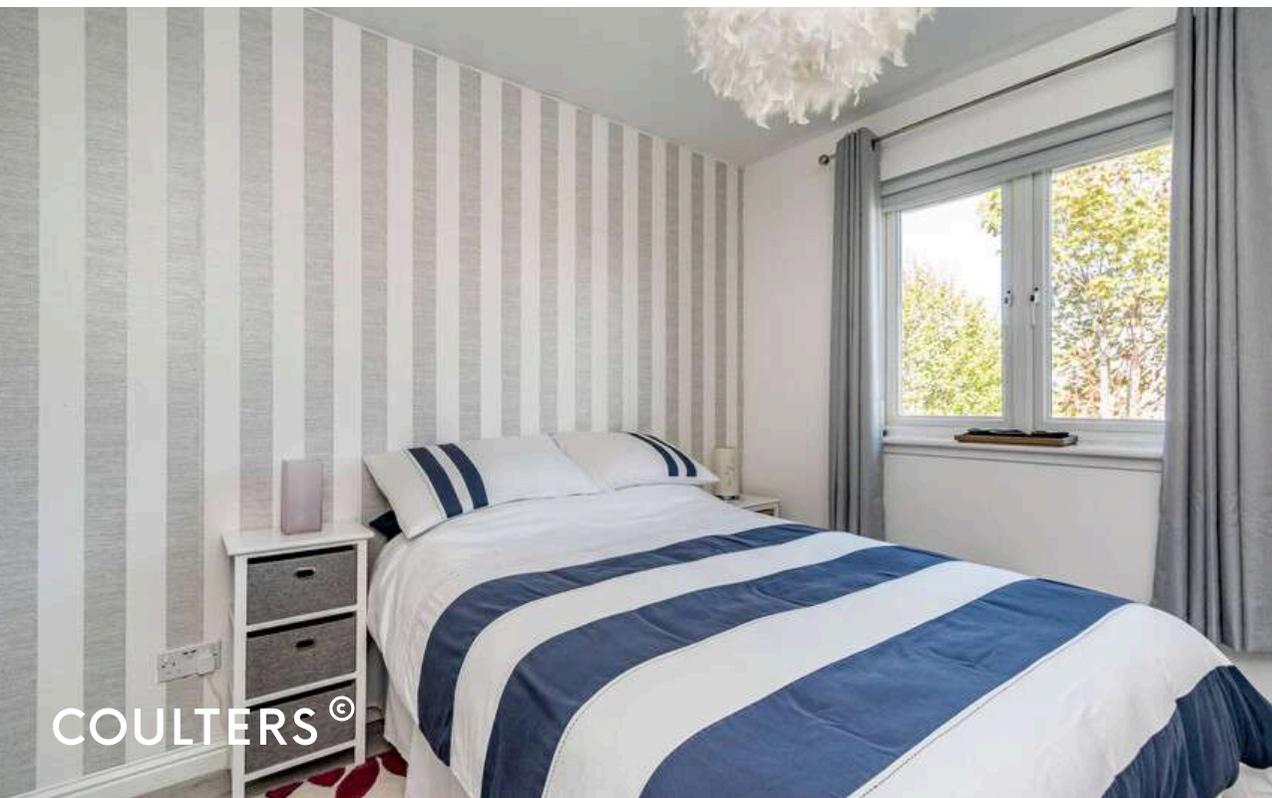


Close proximity to local schooling



The property comprises; welcoming entrance hall with WC, kitchen/dining room and living room both with direct access to rear garden, utility room and dining/family room. On the first floor the master bedroom offers generous storage with fitted wardrobes and ensuite shower room, three further bedrooms and a family bathroom with three piece suite and separate shower.





THE LOCAL AREA

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by countryside and beautiful beaches. The town is an extremely popular commuter base, having its own train station and 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, Newcraighall, 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.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The factor is Greenbelt and the annual factoring costs are approximately £239.

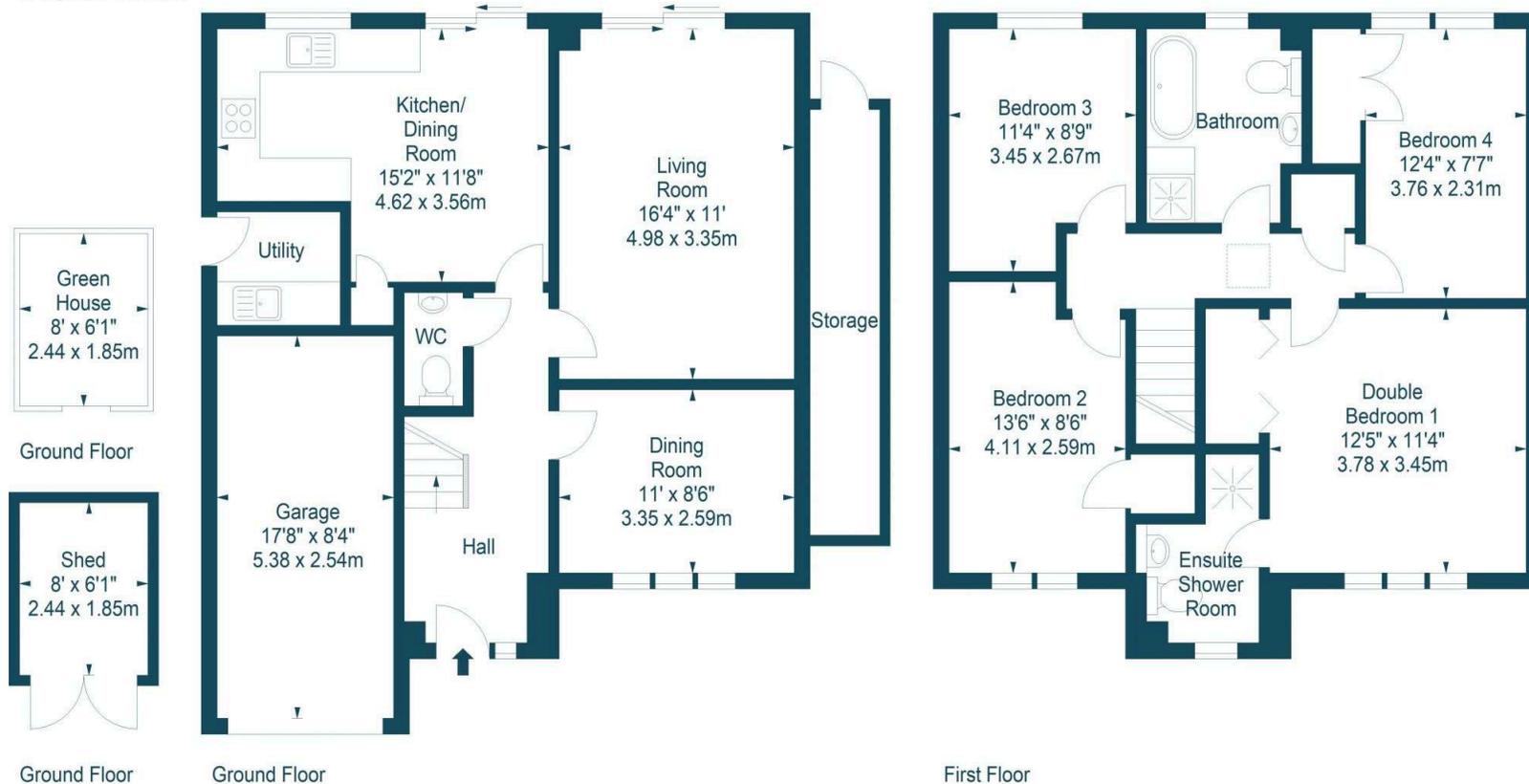


Glengarry Terrace,
Prestonpans,
East Lothian, EH32 9FG



Approx. Gross Internal Area
1536 Sq Ft - 142.69 Sq M
(Including Garage & Storage)
Shed & Green House

Approx. Gross Internal Area
96 Sq Ft - 8.92 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.