

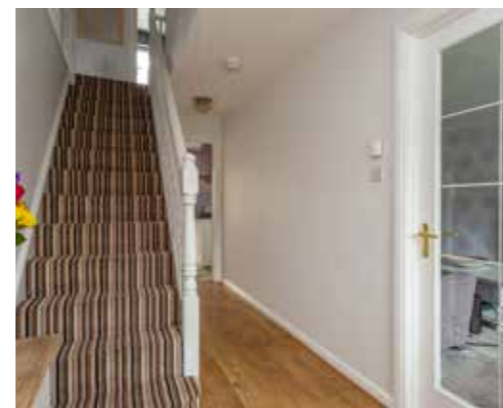
4 Glencoe Path,
Prestonpans
EH32 9FF

cameron stephen
solicitors & estate agents



Beautifully presented, detached villa in a quiet residential cul de sac offering superb family accommodation in a popular East Lothian town.

4 Glencoe Path,
Prestonpans





description

4 Glencoe Path is a stylish, modern family home, which has been upgraded to offer superb accommodation over two levels. The welcoming entrance hall offers a wonderful introduction to the style and character of the home and provides access to the principal living accommodation. The sitting room has a feature fireplace with electric fire fitting and a triple window overlooks a child's playpark. The exceptional dining kitchen has been refitted with a range of wall and base units with tiled floor and is open plan to a useful dining area, from where the conservatory is accessed via patio doors and in turn provides access to the fully enclosed, landscaped rear garden. There is also a useful utility room which also allows access to the garden and a wc. On the upper floor there is a galleried upper hall which provides access to the bedrooms and family bathroom. The master bedroom is an impressive sized room with fitted wardrobes and an en suite shower room, there is a second bedroom, also with en suite shower room and two further good sized bedrooms and the family bathroom has also been re-fitted with a modern white suite. There is excellent storage throughout including a large attic and there is also a single garage and driveway. The property benefits from gas central heating, double glazing and offers fabulous accommodation which must be viewed.

accommodation

- Entrance hall
- Sitting room
- Kitchen / dining room
- Conservatory
- Utility Room
- WC
- Master bedroom with en suite shower room
- Guest bedroom with en suite shower room
- Two further bedroom
- Family bathroom
- Single garage

additional information

- Home Report Value: £290,000
- EPC Rating: C
- Items to be included in the price: Curtains and blinds, kitchen appliances & wardrobes in bed 3. NB the light fittings, washing machine & tumble dryer are excluded from the price.



the locality

Prestonpans is a popular, East Lothian commuting town on the southern shores of the Firth of Forth. There are good everyday shopping facilities within the town and a wider selection of amenities in nearby Prestonpans, whilst more extensive shopping and leisure facilities are available at the Fort Kinnaird Retail Park which can be reached after a short drive along the A1. Schooling, from nursery through to senior level are available and an excellent public transport service is available into Edinburgh and including an excellent train service from the local station. There are lovely shore walks, and of course an abundance of golf courses within the County, including the Royal Musselburgh Course. Fitness and outdoor pursuits can be found at the Mercat Gait Centre (a Sports Centre with Olympic size swimming pool), Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Lodge Ladies Hockey Club and the East Lothian Indoor Bowling Club, all on your doorstep.



features

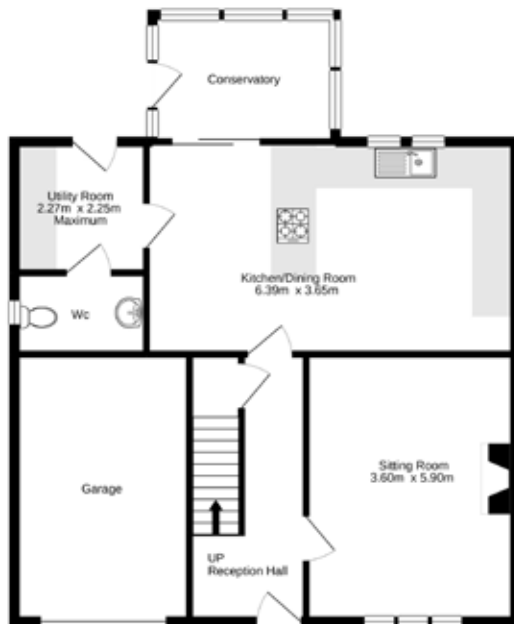
- New kitchen and bathroom fittings
- Well maintained, enclosed rear garden
- Conservatory

asking price & viewing arrangements

For information, the asking price and viewing arrangements, please refer to our website www.cameronstephen.co.uk or call us on 0131 555 1234



Ground Floor
77.2 sq.m. approx.



1st Floor
70.5 sq.m. approx.



TOTAL FLOOR AREA : 147.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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