



Immaculately presented terraced townhouse

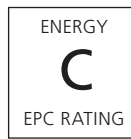
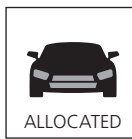
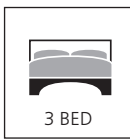
Three bedroom, three storey

37 Suthren Yett

Prestonpans, East Lothian, EH32 9GL



Scan Here!





PRESTONPANS *East Lothian*



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 nearby Tranent.



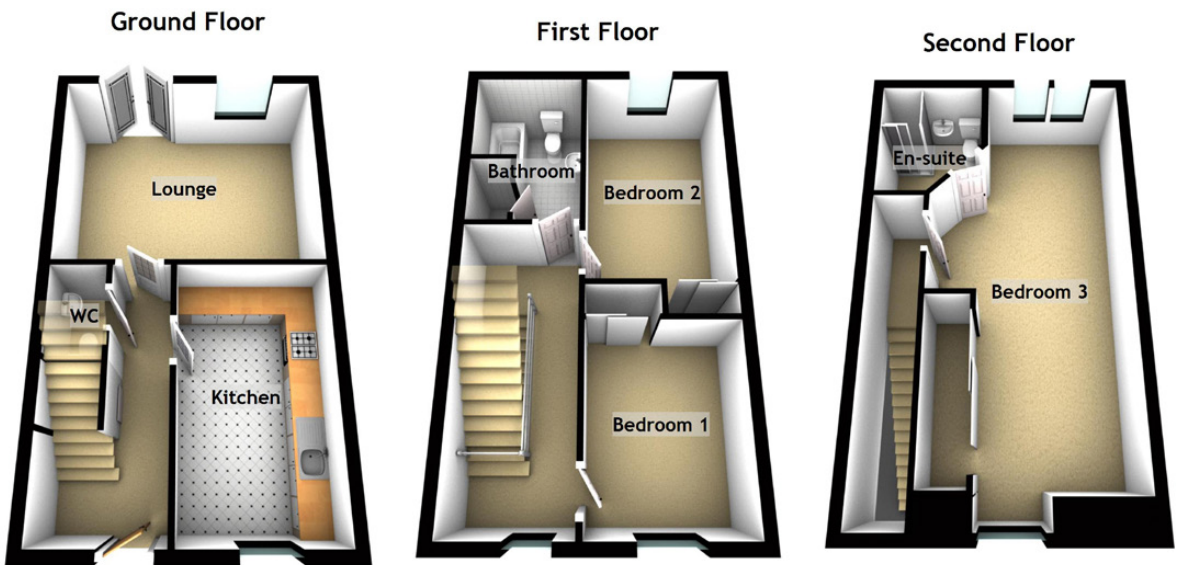
37 SUTHREN YETT

Situated in a modern development, 37 Suthren Yett is well maintained and viewing is recommended of this highly impressive three-storey townhouse in a delightful setting within easy commuting distance of Edinburgh. Internally the accommodation is in good decorative order throughout and briefly comprises at ground floor level, entrance hallway, lounge with double glazed patio doors to garden, fully fitted kitchen and cloakroom with w.s. At first floor level the landing provides

access to two double bedrooms with built in storage and a family bathroom. The second floor has master bedroom with built-in wardrobes and en-suite shower room.

This family home further benefits from gas central heating double glazed windows, areas of garden ground to front and rear and allocated parking. Part NHBC still in place. Must be Viewed!



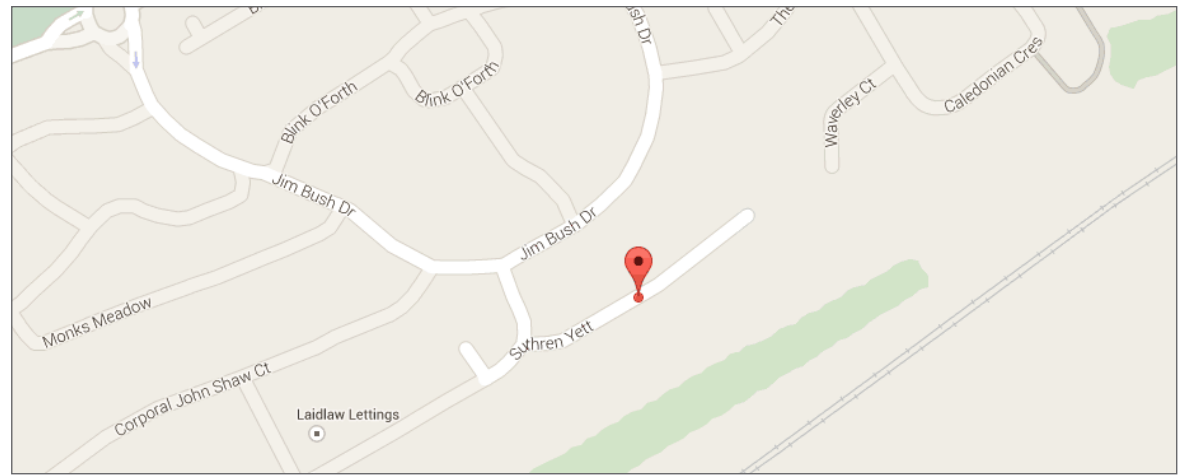


Approximate Dimensions
(Taken from the widest point)

Lounge	4.53m (14'10") x 3.66m (12')
Kitchen	4.26m (14') x 2.45m (8')
Bedroom 1	3.20m (10'6") x 2.47m (8'1")
Bedroom 2	4.09m (13'5") x 2.48m (8'2")

Bedroom 3	5.60m (18'5") x 3.45m (11'4")
En-suite	2.32m (7'7") x 1.63m (5'4")
Bathroom	3.00m (9'10") x 1.95m (6'5")
WC	1.49m (4'11") x 0.93m (3'1")

Gross internal floor area (m²) - TBC





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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