




Solicitors & Estate Agents
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52 Suthren Yett
PRESTONPANS, EAST LOTHIAN, EH32 9GL



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This delightful two bedroom first-floor flat is set within a desirable modern development, the accommodation is in excellent decorative order with a secure entry system for access.

Internally the property comprises of an entrance hallway with storage, a comfortable lounge with feature fire, a fully fitted breakfasting kitchen with integrated appliances and breakfast bar, a master bedroom with a fresh en-suite shower room and built-in wardrobes, a second bedroom currently being used as an art studio and a crisp white bathroom with electric shower above the bath completing the rooms.

Externally there are well kept communal grounds with ample residents and visitors parking. The property further benefits from gas central heating and double glazing units throughout to ensure a warm yet cost effective living environment.

Early viewing of this property is highly recommended as this property and development will appeal to first-time buyers and Buy-to-Let investors.



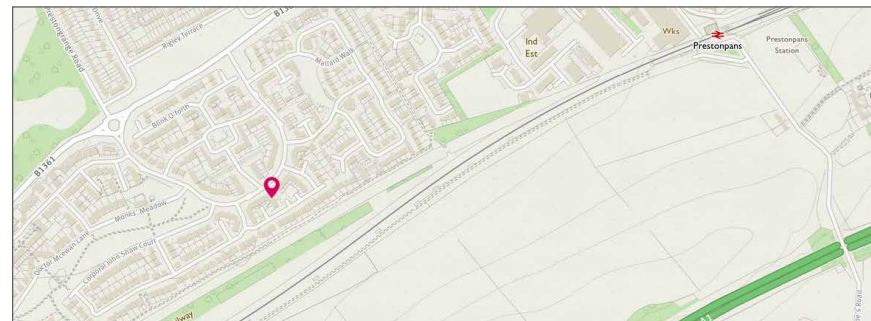


Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.85m (12'8")
Kitchen	3.29m (10'10") x 2.63m (8'8")
Bedroom 1	4.63m (15'2") x 4.22m (13'10")
Bedroom 2	3.60m (11'10") x 2.76m (9'1")
Bathroom	2.16m (7'1") x 1.86m (6'1")
En-suite	2.44m (8') x 1.30m (4'3")

Gross internal floor area (m²): 65m²

EPC Rating: C




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