



The Elms Manse, East Loan, Prestonpans, EH32 9ED

UNIQUE EXTENDED TWO STOREY DETACHED VILLA WITH CHARMING CHARACTER

- Spacious Livingroom with appealing bay windows
- Bright and modern sitting room
- Large kitchen with separate dining space
- 4 generous sized bedrooms as well as an office and utility room
- Bathroom suite in addition to separate WC on ground floor
- Garden grounds to the front, side and rear of property
- Driveway to accommodate 2 vehicles as well as on street parking
- Adequate local shopping, educational and transport facilities available

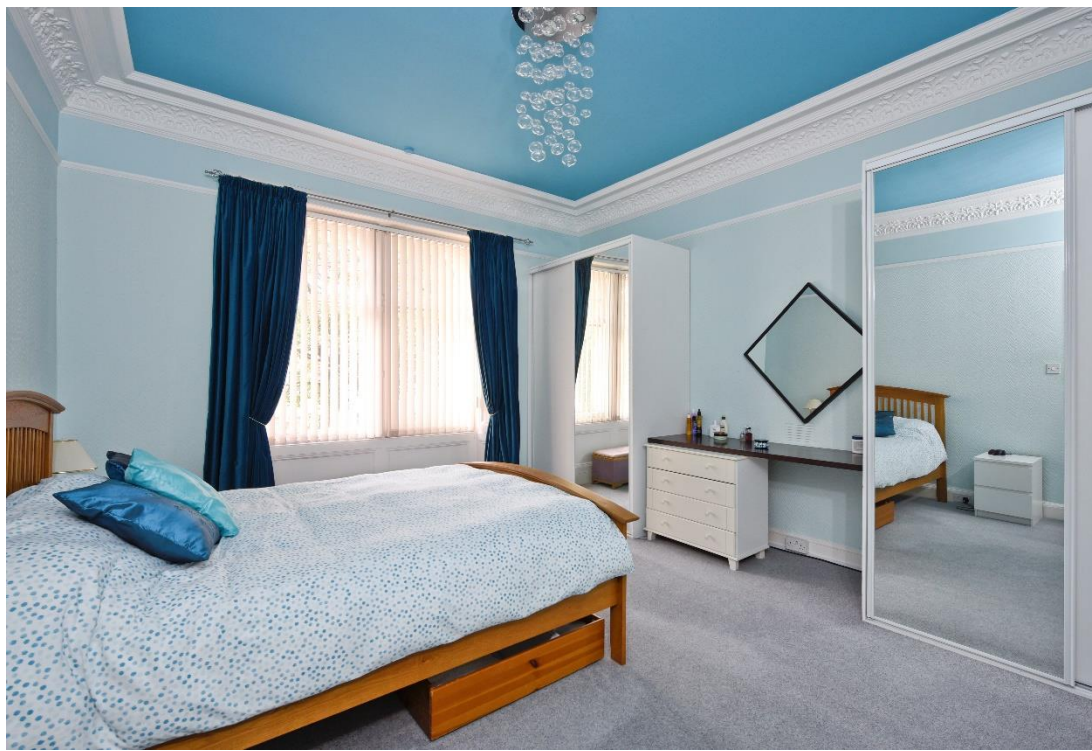
Location

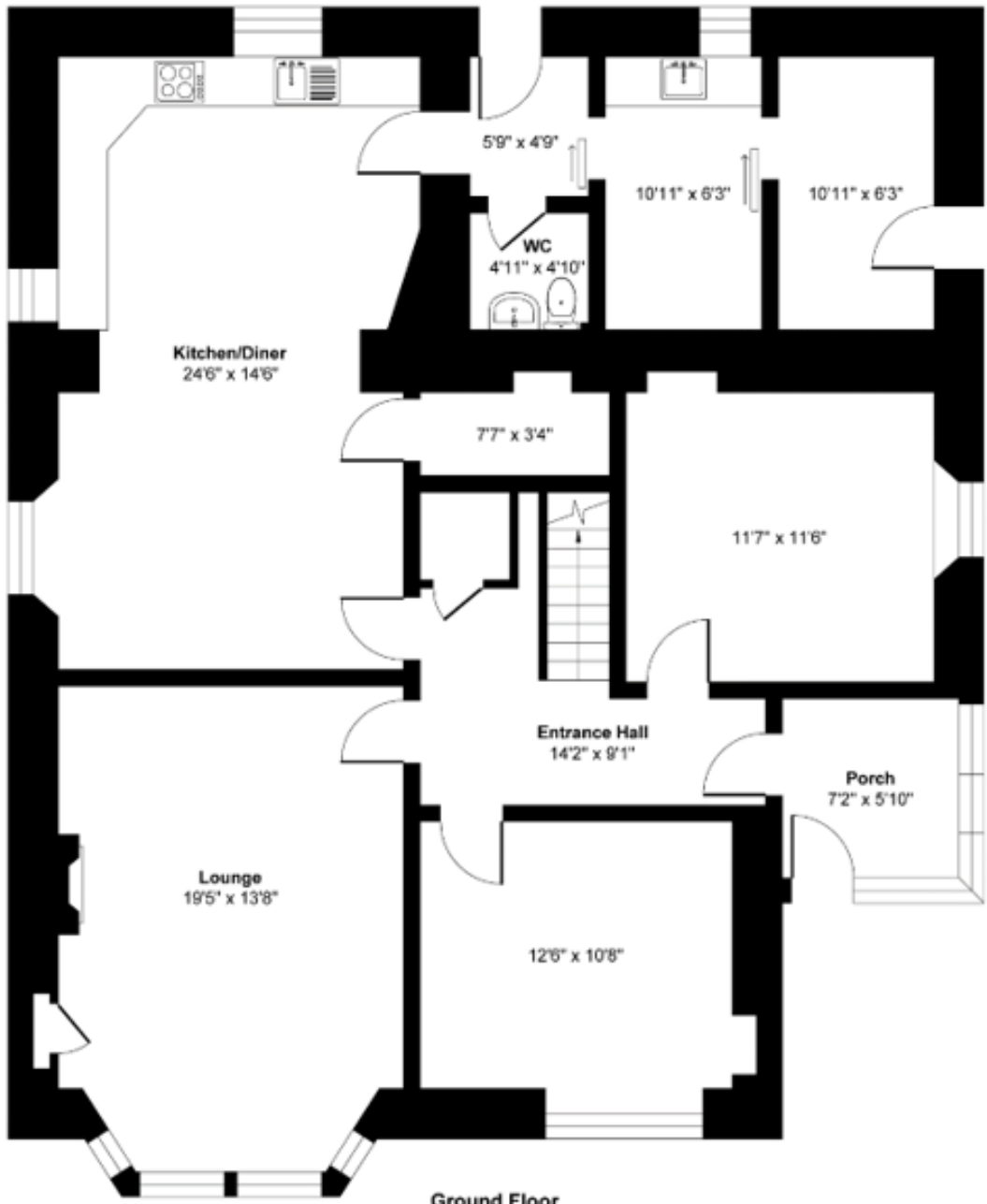
The property is located within the town of Prestonpans where surrounding properties are of similar design, vintage and character. Fort Kinnaird Retail Park is nearby for extensive shopping and leisure facilities, where a wide range of fashionable stores and restaurants await. Education is provided locally with a choice of primary schools and Preston Lodge High School With Prestonpans train station, people living here can enjoy both the countryside and all the amenities that Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car via the A1.

Viewing Arrangements

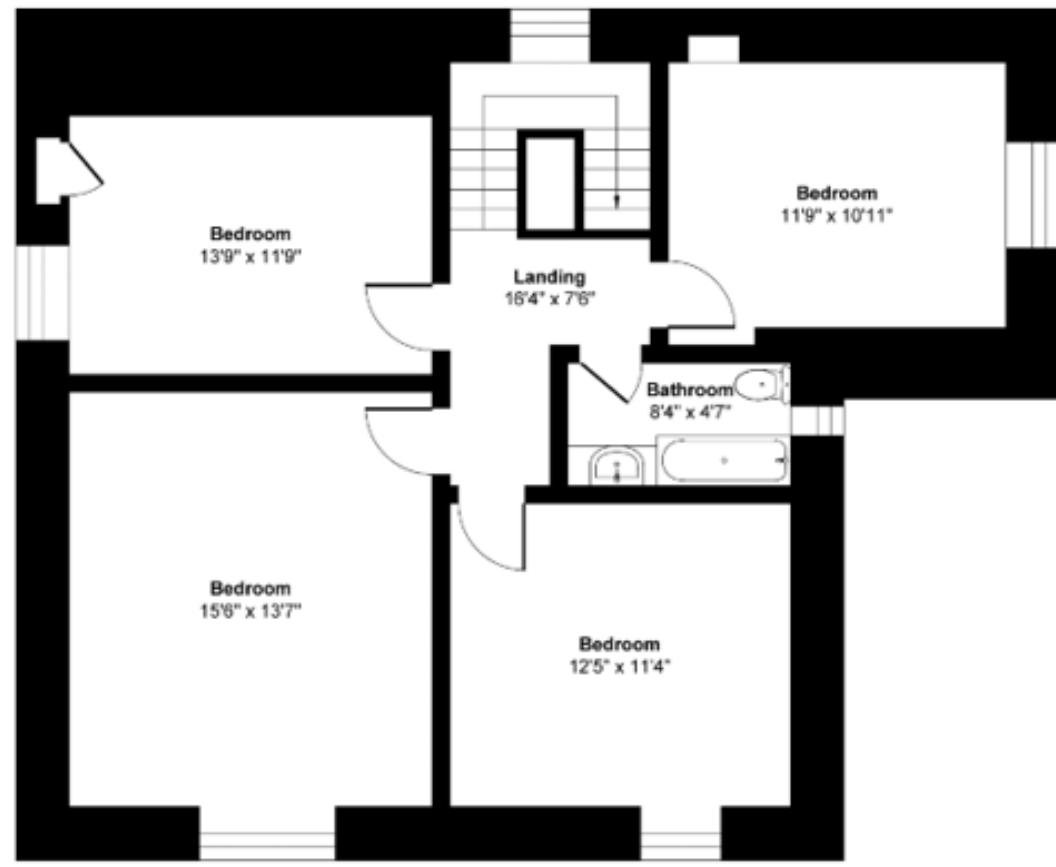
By appointment with The Church of Scotland Law Department.
Please email properties@churchofscotland.org.uk







Ground Floor
 Approximate Floor Area
 1436 sq. ft



First Floor
 Approximate Floor Area
 822 sq. ft

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department

121 George Street

Edinburgh EH2 4YN

Telephone 0131 2402263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

