

**34 High Street
Prestonpans, EH32 8AF**

OFFERS OVER £145,000



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- Solidly built main door flat
- Living room and modern kitchen/breakfast room
- 2 double bedrooms and tiled shower room
- Gas central heating and double glazing
- Own garden to front and rear
- Waterside setting
- Right on well served bus routes
- EPC C

Description

Seldom available, this well-proportioned main door flat enjoys stunning views across the Firth of Forth which extend to the Fife coast and hills beyond. The property forms part of a small terrace of solid construction dating back to 1936 which features a traditional crow-stepped roof. It benefits from its own private main door entrance and will suit purchasers of all age groups seeking accommodation all on ground floor level. The layout (42 sqm) is practical and also benefits from a dual aspect. There is a comfortable living room to front and a separate refitted kitchen/breakfast room complete with built-in appliances and view. Both bedrooms are doubles and the original bathroom was transformed into a tiled shower room in recent years. Early viewing is recommended.





Central heating and double glazing

Gas central heating and complemented by uPVC double glazing.

Grounds

There is a walled garden to the front and an enclosed rear garden directly overlooking the Firth of Forth.

Location

34 Main Street enjoys a coastal setting on the John Muir Way in this small East Lothian town. It is a well-served bus route with several shops and the rail station only a few minutes' walk away. Just beyond Musselburgh, Prestonpans occupies a gentle slope rising from the southern shoreline of the Firth of Forth. Steeped in history, it has expanded in recent years through modern development into a popular commuter base (Edinburgh 8 miles). It is surrounded by attractive countryside and within easy reach of recreational pursuits and major retail centres.

Valuation

The flat has been valued at £150,000 and the Home Report is available from the ESPC web site.

Council Tax and EPC

It is in Council Tax band B and has a C-rated Energy Performance Certificate.

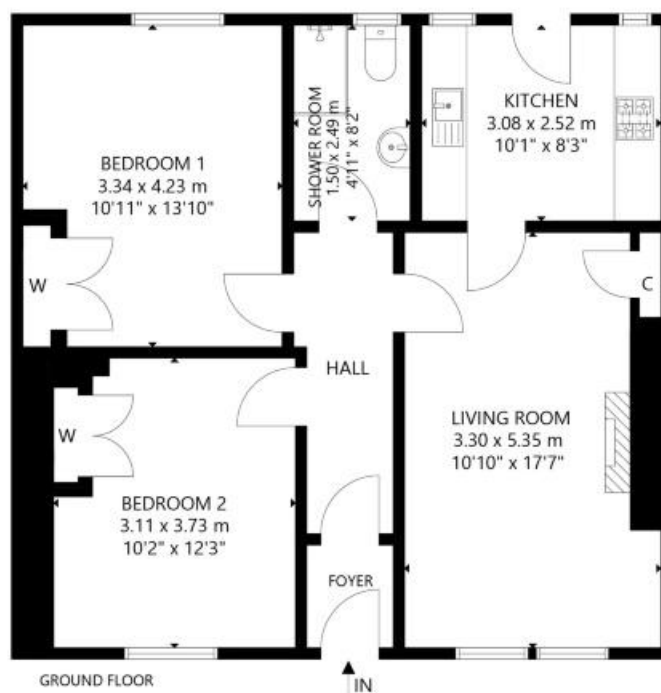
Extras

The fitted carpets, blinds, washing machine and the built-in fridge/freezer, oven, hob and hood are included in the sale price.

Viewing

To view telephone Agent 0131 665 3131 (07595820611 out with office hours).





34 HIGH STREET, PRESTONPANS, EH32 9AF
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 693 SQ FT / 64 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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