



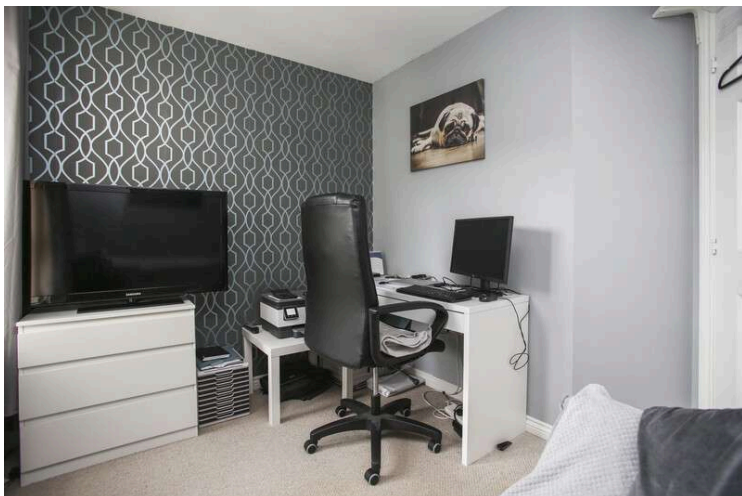
108/5 Atholl View, Prestonpans, East Lothian, EH32 9FL

www.mcdougallmcqueen.co.uk



Superb property for first-time buyers and professional couples. McDougall McQueen are delighted to present to the market this stunning rarely available two-bedroom first floor flat which is superbly situated in a modern established residential estate in the popular East Lothian town of Prestonpans. The generously proportioned accommodation is presented in walk-in condition and provides a superb opportunity for first-time buyers, professional couples and those looking to downsize. There are communal garden grounds, a bin store, allocated and ample visitor parking, whilst the property itself provides views over the surrounding area. It is within walking distance of all amenities including schooling, whilst Prestonpans is ideally placed for the commute to Edinburgh and beyond being close to the A1 and having its own train station. Viewing is by appointment and should be made at your earliest convenience.

- Entrance vestibule
- Hallway with two store cupboards
- Superbly spacious lounge with twin windows to the front
- Modern fitted kitchen with a range of base and wall units, gas hob, stainless steel splashback, extractor, electric oven, integrated microwave, and fridge freezer with French doors leading to a lovely balcony
- Family shower room with corner shower, wc and sink
- Master bedroom with window to the rear and built-in wardrobes
- Bedroom two with window to the rear
- Double glazing and gas central heating
- Communal garden grounds
- Allocated and visitor parking



Location

Situated on the breath-taking East Lothian coast is Prestonpans, it links with neighbouring villages along the scenic east coast where many pleasant walks may be enjoyed. The town offers a good range of local shopping facilities as well as banking/post office services, a health centre and dental surgery. A range of leisure facilities in the vicinity include a golf course and the Mercat Gait Centre with gym, dance studio and swimming pool. A more comprehensive range of shopping and recreational facilities are available only a short drive away in nearby Musselburgh. With a regular public transport service operating nearby, easy access to the A1 linking with major motorway networks/Edinburgh city by-pass and a local rail link makes this an ideal base for the commuter.

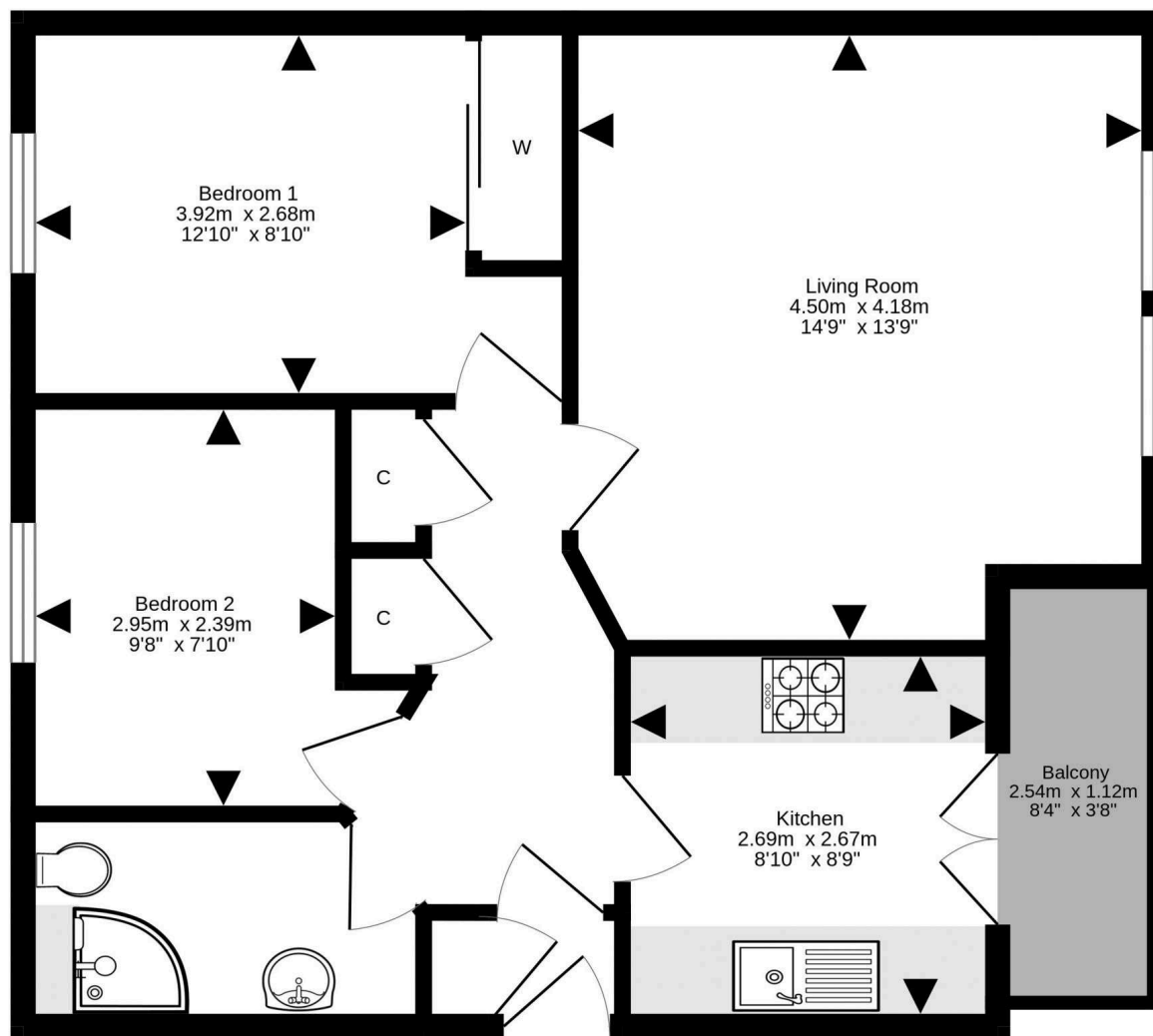
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may also be available by negotiation.

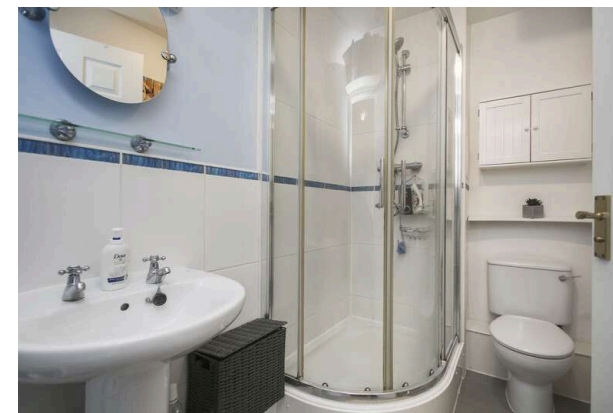
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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