



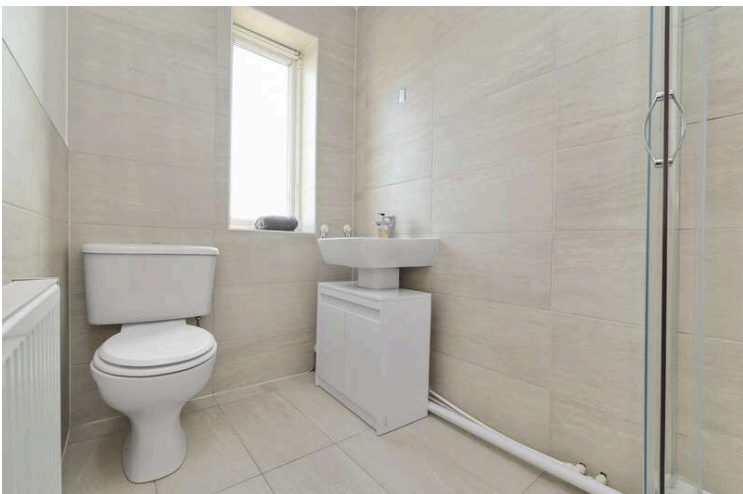
68 Nethershot Road, Prestonpans, East Lothian, EH32 9AP

www.mcdougallmcqueen.co.uk



Attention first time buyers! McDougall McQueen present to the market this bright and spacious two bedroom upper villa offering well-proportioned accommodation, the property further benefits from a lovely private garden to the rear with garden sheds and a decking area. The property is ideally positioned in the popular coastal town of Prestonpans close to many local amenities and transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Main door entrance.
- Staircase to hallway with useful storage facilities, hatch to attic space.
- Bright and spacious living/dining room front facing boasting wonderful open views.
- Kitchen equipped with a range of wall and base units.
- Good sized double bedroom rear facing with a useful storage cupboard.
- Further double bedroom rear facing with a storage cupboard.
- Modern and stylish bathroom presented as a shower room comprising WC, wash hand basin and corner cubicle.
- Gas central heating.
- Double glazing.
- Private garden to the rear with two garden sheds and a decking area.
- On street parking.



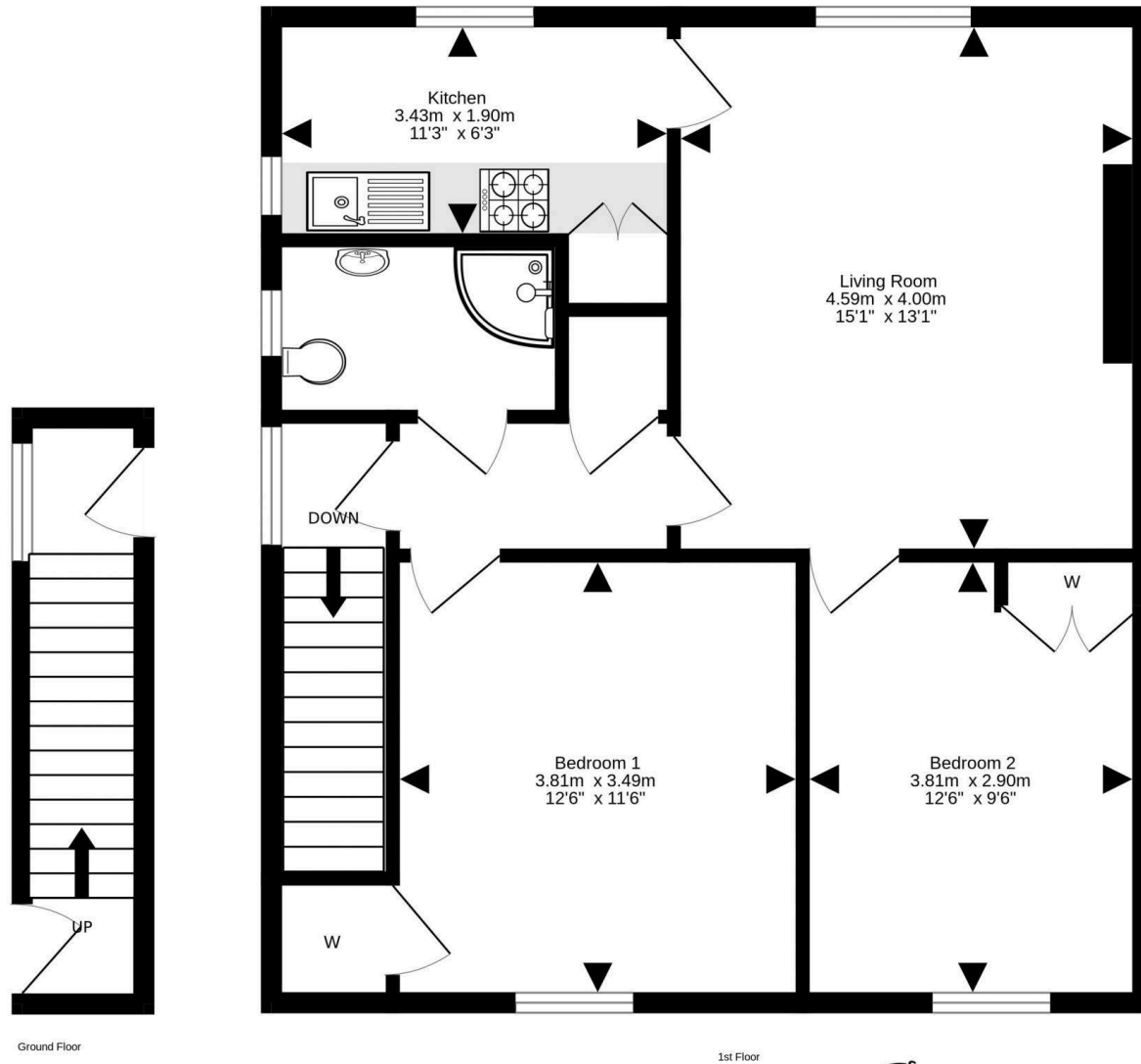
Location

The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town, throughout East Lothian and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Prestonpans has its own railway station

Price & Viewing

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

EPC Band - D



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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