

**8 Wilson Avenue
Prestonpans, EH32 9PD**

OFFERS OVER £180,000



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- Traditional semi detached villa
- Requiring some modernisation
- Livingroom, kitchen
- Three generous bedrooms
- Modern shower room
- Electric heating. Double glazing
- Gardens to front and rear. On street parking
- EPC Band F, Council tax band C

Description

This is a traditional semi detached villa offering generously proportioned (86m sq) accommodation on this established residential estate close to the excellent local amenities on Prestonpans High Street and the railway station. The accommodation now requires some modernisation but benefits from electric heating and double glazing throughout. It comprises a welcoming entrance hall, generous front facing livingroom, rear facing fitted kitchen with storage and finally, a modern ground floor showerroom. Upstairs there are three generous bedrooms, one with deep over stair storage cupboard.





Location

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is an extremely popular commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass as well as having a railway station which gives access to central Edinburgh in around fifteen minutes. There are a number of local shops including a supermarket, schools and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinnaird Retail Park, Newcraighall, which offers a selection of "High Street" shops and superstores. A variety of leisure facilities are available in the area including Prestonpans swimming pool, a choice of golf courses and several sandy beaches.

Gardens and parking

The front garden is enclosed by hedging and fencing and has lawn, established flower borders with a path leading to the larger rear garden which also has a lawn, flower borders and a wooden shed. There is ample unrestricted parking available to the front of the property.

Extras

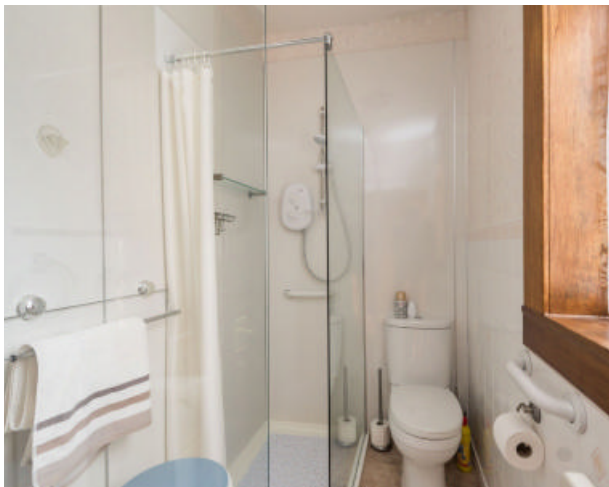
All the fitted floor coverings, blinds, curtains and wooden shed are included within the sale price.

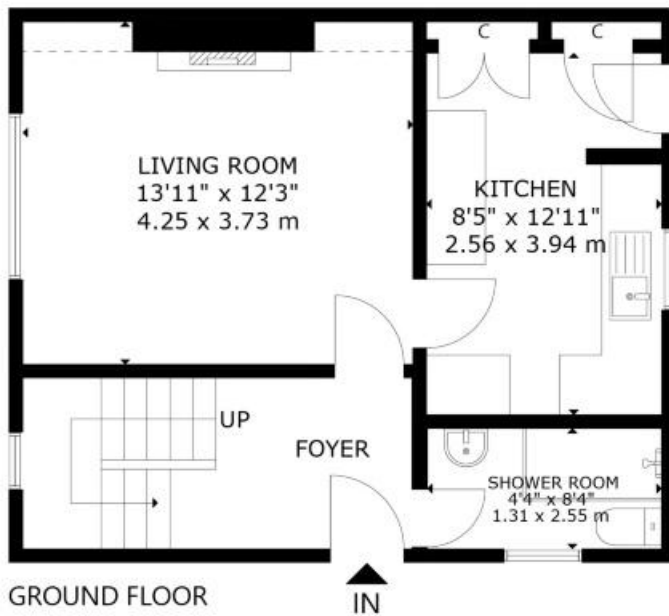
Home Report

The property has been valued at £185,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





8 WILSON AVENUE, PRESTONPANS, EH32 9PD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 895 SQ FT / 83 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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