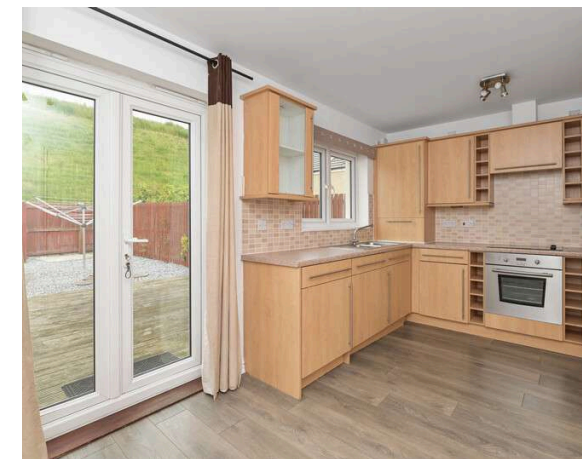




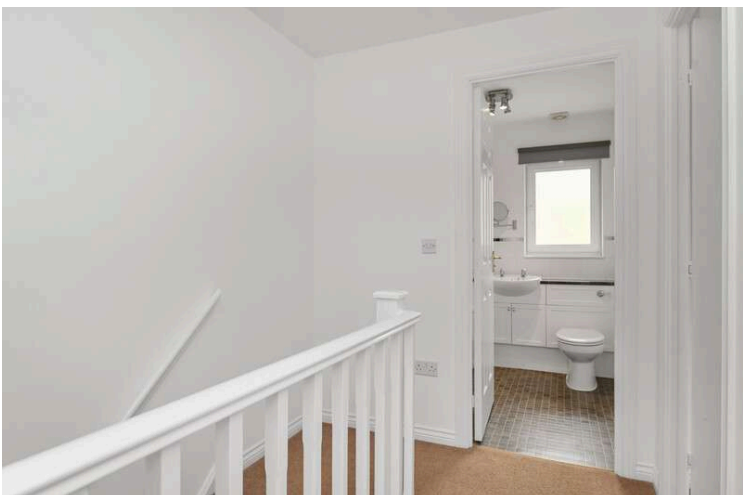
52 Atholl View, PRESTONPANS, EH32 9FL

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Fantastic opportunity to acquire this pristine and freshly decorated mid terraced modern home. Suiting many buyer types from first time buyers to downsizers. With good schooling facilities close by from nursery to secondary level, the house would also suit a small family. The property is a blank canvas allowing buyers to move in with ease and the accommodation briefly comprises:- on the ground floor we have a welcoming entrance with a wc; spacious lounge with double doors opening to the kitchen/dining room. The kitchen offers a wide range of storage with integrated appliances including fridge freezer, electric oven, dishwasher and washing machine. Large storage cupboard, space for dining table and patio doors giving access to the garden. On the upper level is further storage and two double bedrooms (Bedroom 1 has the added advantage of built in wardrobes and a large storage cupboard). The family bathroom comprises a modern white suite and window giving natural light. The property benefits from further storage in the attic space, gas central heating and double glazing. Externally there is a drive to the front and visitor parking and a secure garden to the rear giving a safe play space for any children or pets. The garden is a mixture of chipped stone, slabs and a decked area, perfect for alfresco dining.

- Charming mid terrace modern house
- Located in a desirable residential development
- Modern kitchen/dining and bright lounge
- Family bathroom and downstairs wc
- Driveway to front secure rear garden with decking
- Well placed for amenities and transport links



## 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, schooling from nursery to secondary level, 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.

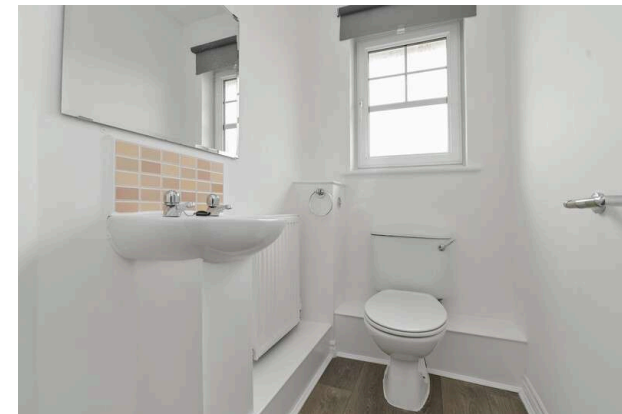
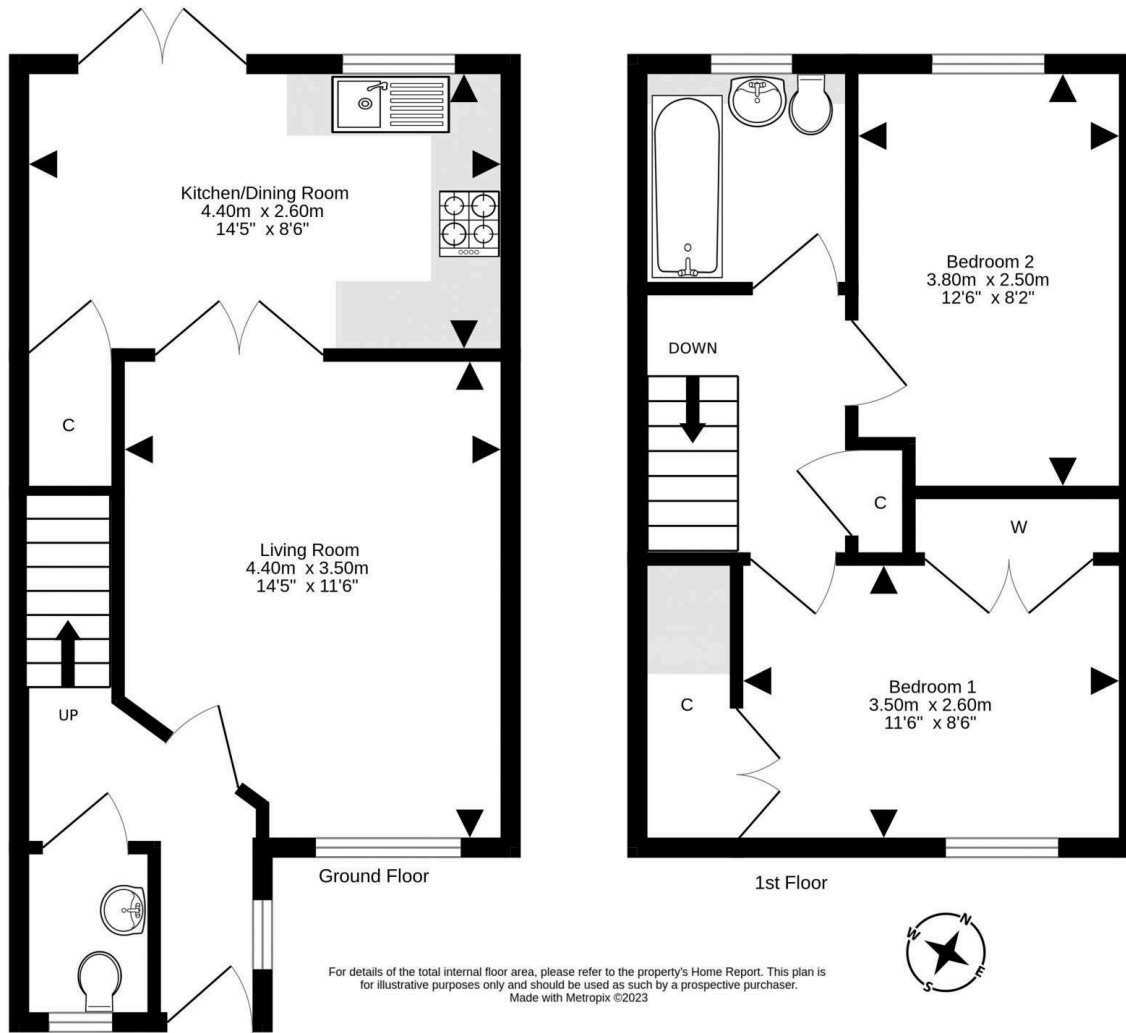
## Extras

Included in the sale are window coverings and light fittings

## Price & Viewing

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

EPC Band - C



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[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

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.

