

# 37 Harlawhill Gardens Prestonpans, EH32 9JQ

OFFERS OVER £175,000



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- Rarely available mid terraced villa
- Entrance vestibule, livingroom
- Modern fitted kitchen with appliances
- Two generous bedrooms
- Modern part tiled bathroom
- Electric heating. Double glazing
- Private gardens to front and rear
- EPC Band D, Council tax band D

### Description

This is a rarely available mid terraced villa offering generously proportioned (55m sq) accommodation on this established modern residential estate close to excellent local amenities and train station. The accommodation is in good decorative order and benefits from electric heating and double glazing. It comprises an entrance vestibule with window, livingroom with open staircase and storage below, modern fitted kitchen with appliances, two double bedrooms, one with fitted wardrobes and a modern part tiled bathroom with three piece white suite including an electric shower and curtain rail over the bath.





### 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

There is a small front garden with lawn and off street parking opposite. There is a larger, fully enclosed rear garden which is mainly laid to lawn, paved patio, wooden shed and gate to the rear.

### Extras

All the fitted floor coverings, blinds, integrated electric hob, oven, chimney style cooker hood, fridge/freezer, automatic washing machine and wooden shed are included within the sale price.

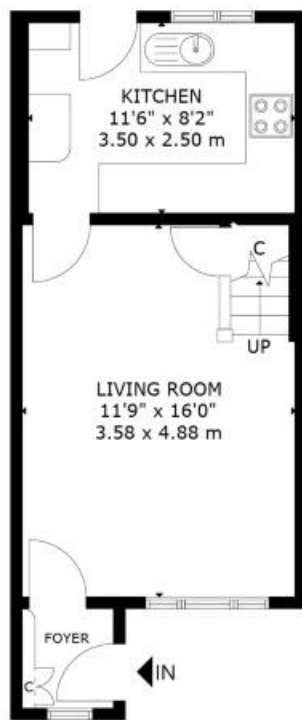
### Home Report

The property has been valued at £180,000 and the Home Report is available via the ESPC link.

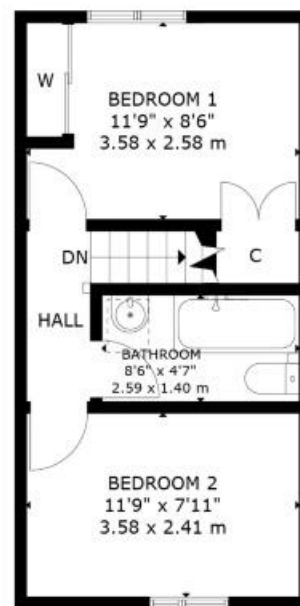
### Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR



FIRST FLOOR



37 HARLAWHILL GARDENS, PRESTONPANS, EH32 9JQ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 597 SQ FT / 55 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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