

**38 Grange Grove
Prestonpans, EH32 9LW**

OFFERS OVER £135,000



drummondmiller



- Traditional mid terraced villa
- Entrance hall, livingroom
- Modern fitted kitchen with appliances
- Two generous bedrooms
- Modern shower room
- Gas central heating. Double glazing
- Private gardens to front and rear. Driveway
- EPC Band C, Council tax band C

Description

This is a traditional mid terraced villa offering generously proportioned (67m sq) accommodation on this established residential estate close to excellent local amenities and train station. The accommodation is in good decorative order and benefits from gas central heating and double glazing. It comprises an entrance hall, livingroom with feature fireplace, modern fitted kitchen/breakfastroom with appliances, two double bedrooms, one with fitted wardrobes and a modern part panelled shower room.





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 gated front garden with paved driveway. 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 gas hob, oven, chimney style cooker hood, fridge/freezer, automatic washing machine, metal shed and wooden shed are included within the sale price.

Home Report

The property has been valued at £140,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





38 GRANGE GROVE, PRESTONPANS, EH32 9LW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 739 SQ FT /69 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
 www.nest-marketing.co.uk

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on 0131 229 3399 or
 email sales@dm-property.com
dm-property.com



drummondmiller