

19 Rollo Court Prestonpans, EH32 9AJ

OFFERS OVER £39,000



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- Rare opportunity for a quarter share
- Generously proportioned ground flat
- Lounge, fitted kitchen
- Two double bedrooms, both with storage
- Family bathroom
- Gas central heating and double glazing
- Small private garden to front. Allocated parking space to rear
- EPC Band C, Council tax band C

Description

This is a rare opportunity to purchase a quarter share in a generously proportioned (68m sq) ,fully modernised ground floor flat forming part of a modern development on Prestonpans High Street. Benefitting from gas central heating and double glazing, the ground floor accommodation comprises entrance hall with good storage, generously proportioned front facing lounge, modern fitted kitchen with integrated appliances, two double bedrooms, both with fitted storage and a stylish, part panelled bathroom with modern three piece white suite including an electric shower and screen 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 communal patch of garden ground immediately to the front of the property and a residents car park is located to the rear with an allocated parking space and further visitors parking spaces.

Extras

All the fitted floor coverings, blinds, integrated gas hob, electric fan assisted oven and chimney style cooker hood are included within the sale price.

Shared Ownership

The remaining 75% share of the property is owned by Wheatley Homes. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. A monthly occupancy payment of £282:46 will be payable to the Association.

Home Report

The valuation for the entire property is £155,000 so a 25% share is equal to £38,750 and the Home Report is available from the ESPC web site. The remaining 75% is owned by Wheatley Homes East (formerly Dunedin Canmore Housing Association) for which a monthly occupancy payment will be due. Any new purchaser must meet the eligibility criteria for Shared Ownership will be required to undergo a financial assessment and approval.

Viewing

By appointment telephone selling Agents on 0131 665 3131.

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
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