

PRESTONPANS

53 HIGH STREET
EH32 9AQ



EPC RATING: C

FIXED PRICE £150,000



BRIGHT TWO BED GROUND FLOOR WITH A LARGE SUNNY GARDEN

Bright and well-proportioned ground floor quarter villa apartment situated in a prime location with its own back garden. This would suite a first time buyer or the buy-to-let market.

VIEWING

By appt Please Call 0131 446 6850

PROPERTY DESCRIPTION

- Hallway with useful built-in storage
- Bright Lounge with a double window to the front
- Fitted kitchen with modern grey units, integrated appliances and double aspect windows
- Principal bedroom to the rear
- Second double bedroom to the rear
- Family bathroom with white suit
- Gas Central Heating
- Double glazed windows
- Large back Garden

AREA

Prestonpans is approximately ten miles south of Edinburgh with a thriving community benefiting from Primary and Secondary education, a Sports Centre with Swimming Pool, Health Spa and Gymnasium. There is a good selection of local shops and supermarkets to cater for all your essential shopping needs with Fort Kinnaird shopping only a short drive away. East Lothian is also renowned for its many excellent golf courses, Royal Musselburgh being the closest. With the A1 express way only one minute's drive away Edinburgh and all its facilities with good public

transport services makes it ideal for the commuter. Prestonpans has its own railway station providing regular train services too and from Scotland's capital city of Edinburgh.

EXTRAS

The blinds, light fittings, electric hob, oven, cooker hood, washing machine, and integrated fridge freezer are included in the sale.

HOME REPORT VALUATION

£150,000

Sitting/dining room	15'9" x 12' (4.80 x 3.66m)
Kitchen	11'7 x 5'6" (3.53 x 1.68m)
Bedroom 1	12' x 8'6" (3.66 x 2.59m)
Bedroom 2	12' x 11'1" (3.68 x 3.38m)

Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing. In order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

