

COULTERS<sup>©</sup>

# 42 DRUMMORE DRIVE

PRESTONPANS, EH32 9BZ

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

A well presented 3 bedroom semi detached house situated in a popular residential location. The property is well presented throughout with an appealing layout and a large mature garden with a useful summerhouse, there is driveway parking to the side and local amenities are easily accessible.

## KEY FEATURES

-  Well presented semi detached house
-  Three bedrooms
-  Large mature garden
-  Driveway parking
-  Sought after residential area
-  Close to amenities and transport links



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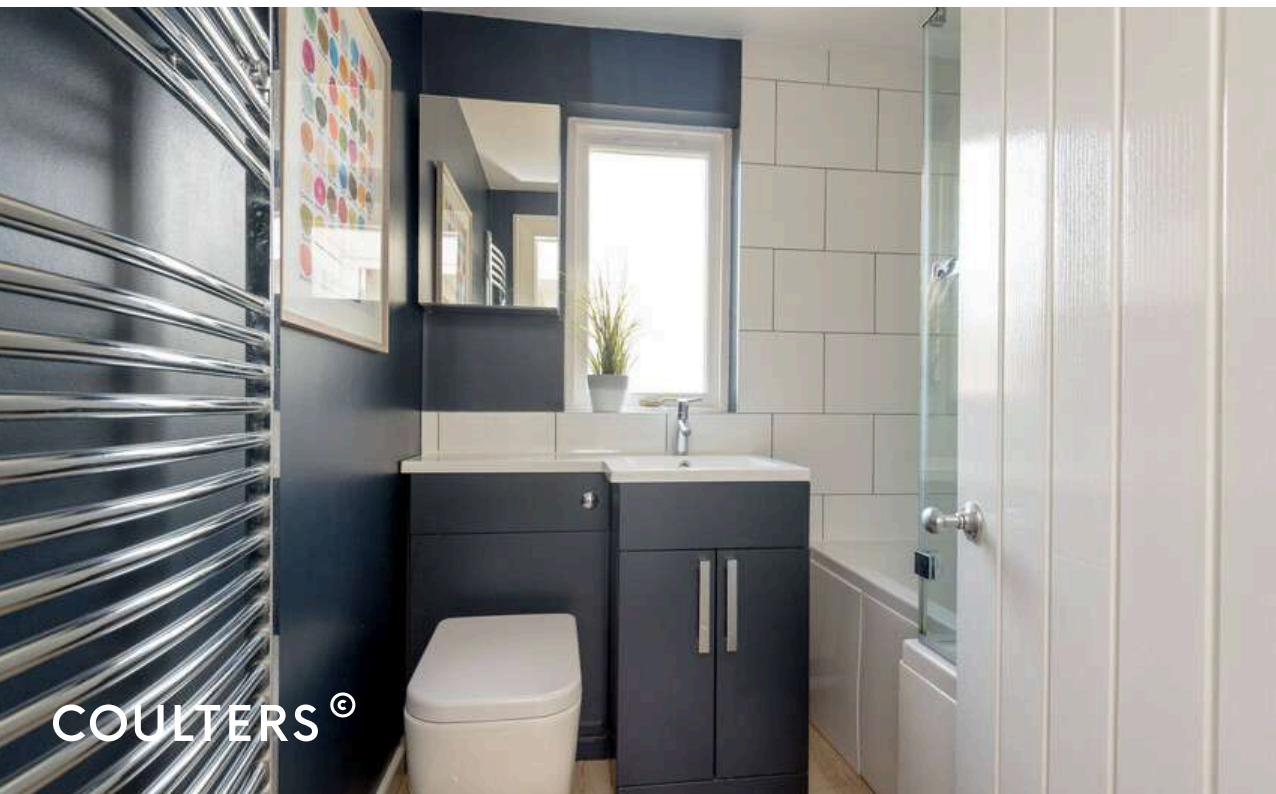
The property comprises; bright double aspect sitting room, kitchen/breakfast room with excellent storage and ample room for dining; a bootroom accessed from the kitchen/breakfast room provides another useful space. On the first floor there are three double bedrooms and a modern family bathroom.





## THE LOCAL AREA

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by countryside and beautiful beaches. The town is an extremely popular commuter base, having its own train station and being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass. 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.

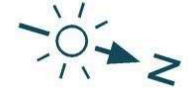


## EXTRAS

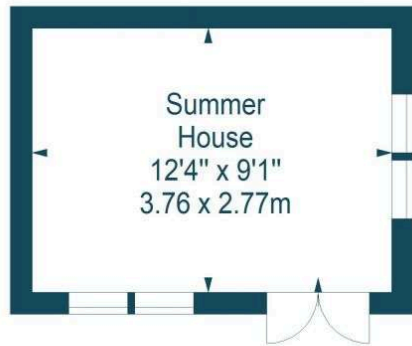
All blinds, fitted flooring and integrated appliances are included in the sale price.



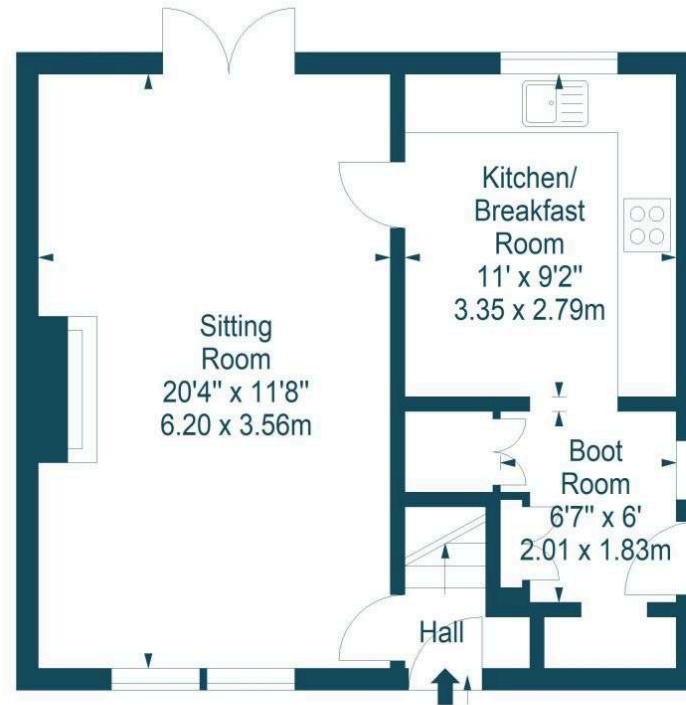
Drummore Drive,  
Prestonpans,  
East Lothian, EH32 9BZ



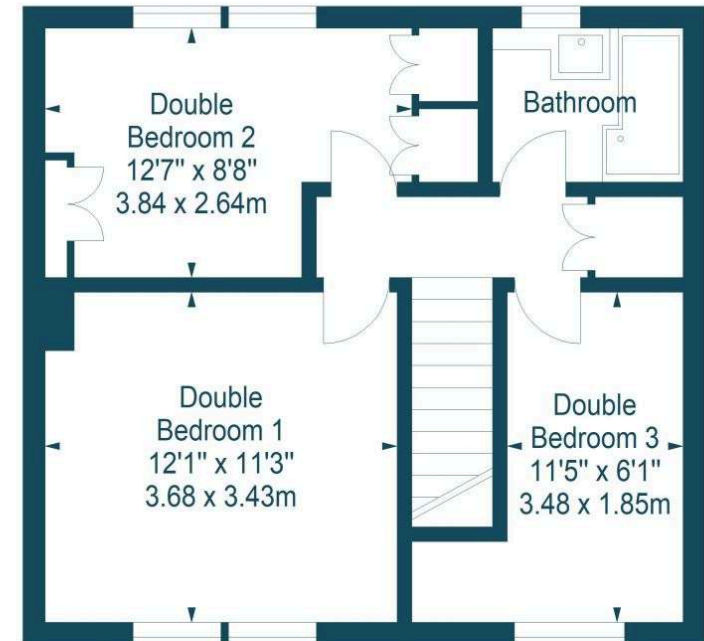
Approx. Gross Internal Area  
880 Sq Ft - 81.75 Sq M  
Summer House  
Approx. Gross Internal Area  
110 Sq Ft - 10.22 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor

## GET IN TOUCH

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 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.