



46 Nethershot Road, Prestonpans, EH32 9AW

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Quietly positioned in a leafy residential area of Prestonpans is this lovely 3 bed lower villa with good lovely natural light and well proportioned rooms. Good proximity to schools and shopping facilities and would suit any number of buyers from first time buyers, starter families and down sizers. The accommodation briefly comprises a spacious front facing lounge with open views and space for lounge and dining furniture; access to the kitchen is via the lounge and there is a range of lower and upper units, storage cupboard and door giving access to the rear garden. There are three double bedrooms and a modern style shower room with window giving natural light. The property benefits from gas central heating and double glazing. Externally there are private gardens to the rear and side with a private driveway. We recommend viewing to appreciate what is on offer.

- Spacious 3 bed lower villa with good natural light
- Excellent garden space to the rear and side
- Gas central heating, double glazing & driveway
- Kitchen with door to rear garden
- Set in a quiet residential area
- Well positioned for amenities and schools



Location

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.

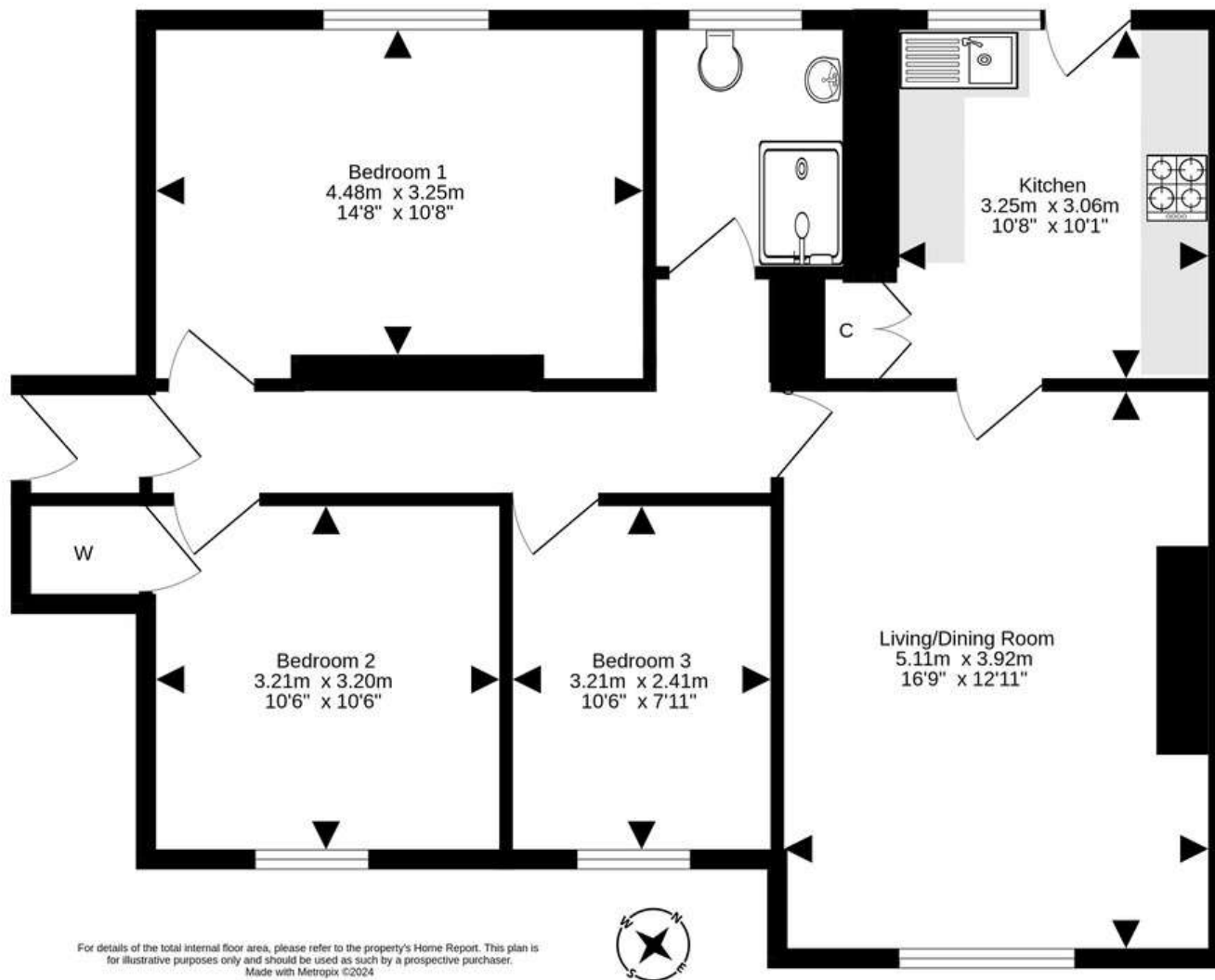
Extras

Included in the sale are light fittings, window coverings and kitchen white goods including fridge/freezer, washing machine and dishwasher.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

