

# 117 Polwarth Terrace Prestonpans, EH32 9PT

OFFERS OVER £195,000



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- Spacious semi detached bungalow
- Hall, Livingroom
- Modern fitted kitchen, conservatory
- Two generous bedrooms
- Shower room
- Gas central heating. Double glazing. Floored attic
- Large gardens to front, side and rear. Garage
- EPC Band D, Council tax band C

### Description

This is a rarely available semi detached bungalow offering generously proportioned (73m sq) accommodation on this established residential estate close to excellent local amenities and train station. The accommodation, all in good decorative order benefits from gas central heating and double glazing. It comprises an entrance hall with hatch to the floored attic, livingroom with gas fire and outlook over the front garden, modern fitted kitchen with appliances, conservatory with door to the garden, front facing double bedroom with fitted wardrobes, second rear facing double bedroom with walk in wardrobes and a part panelled shower room with modern two piece white suite and shower cabinet.





### 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, banks, 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 generous, well maintained front garden which has lawn, established borders and a long paved driveway which and to a large rear garden which has a lawn, established beds and borders, greenhouse, wooden shed external storage cupboard which is plumbed for a washing machine and the detached single wooden garage.

### Extras

All the fitted floor coverings, blinds, curtains, integrated electric hob, oven, cooker hood, fridge, automatic washing machine, greenhouse and wooden shed are included within the sale price.

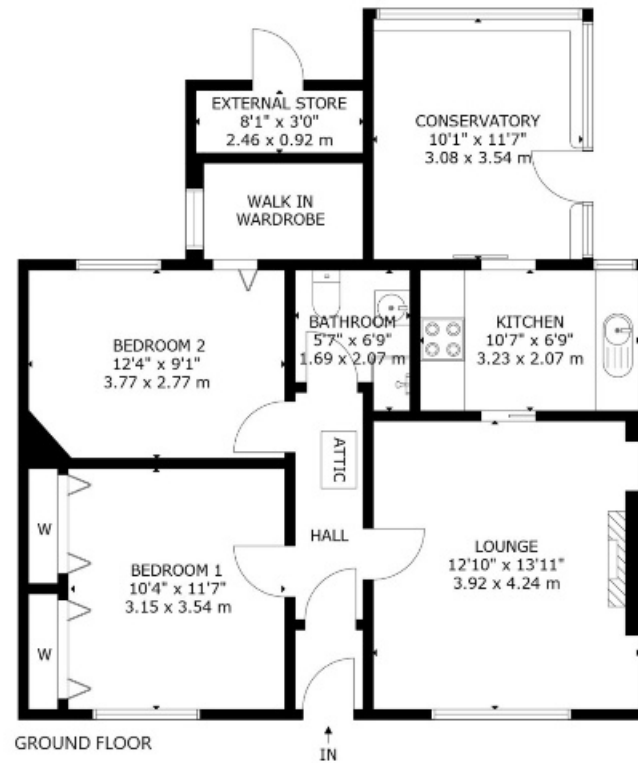
### Home Report

The property has been valued at £200,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone Agents on 0131 665 3131





117 POLWARTH TERRACE, PRESTONPANS, EH32 9PT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 819 SQ FT / 76 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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