

**15 North Grange Avenue
Prestonpans, EH32 9LN**

OFFERS OVER £205,000



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- Spacious semi detached bungalow on a large corner plot
- Hall, Livingroom
- Modern fitted kitchen, rear porch
- Two generous bedrooms
- Modern wet room
- Gas central heating. Double glazing. Large attic
- Large gardens to front, side and rear. Paved driveway
- EPC Band C, Council tax band C

Description

This is a rarely available semi detached bungalow on a large corner plot offering generously proportioned (65m sq) accommodation within an 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 large attic, livingroom with electric fire with attractive surround, modern fitted kitchen with integrated appliances, rear porch with door to the garden, front facing double bedroom with fitted wardrobes, second rear facing double bedroom and a fully tiled wetroom with modern two piece white suite and electric shower, curtain and rail.





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 generous, well maintained front garden which has been paved and pebbled for ease of maintenance, a side garden with lawn, tree and gate to the paved driveway and rear garden which has also been paved and pebbled.

Extras

All the blinds, integrated gas hob, oven and cooker hood are included within the sale price.

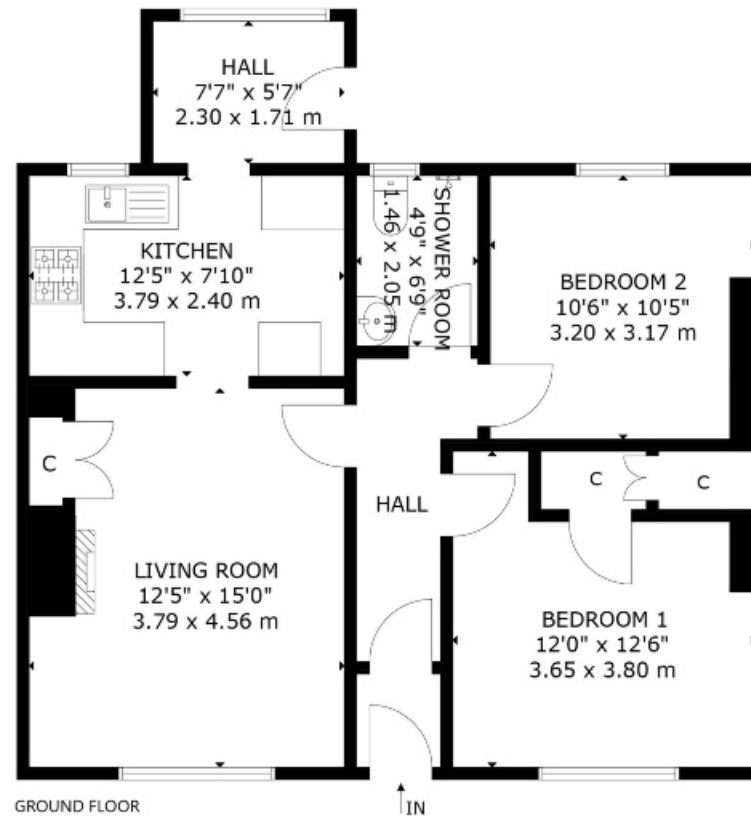
Home Report

The property has been valued at £210,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR

15 NORTH GRANGE AVENUE, PRESTONPANS, EH32 9LW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 717 SQ FT / 67 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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