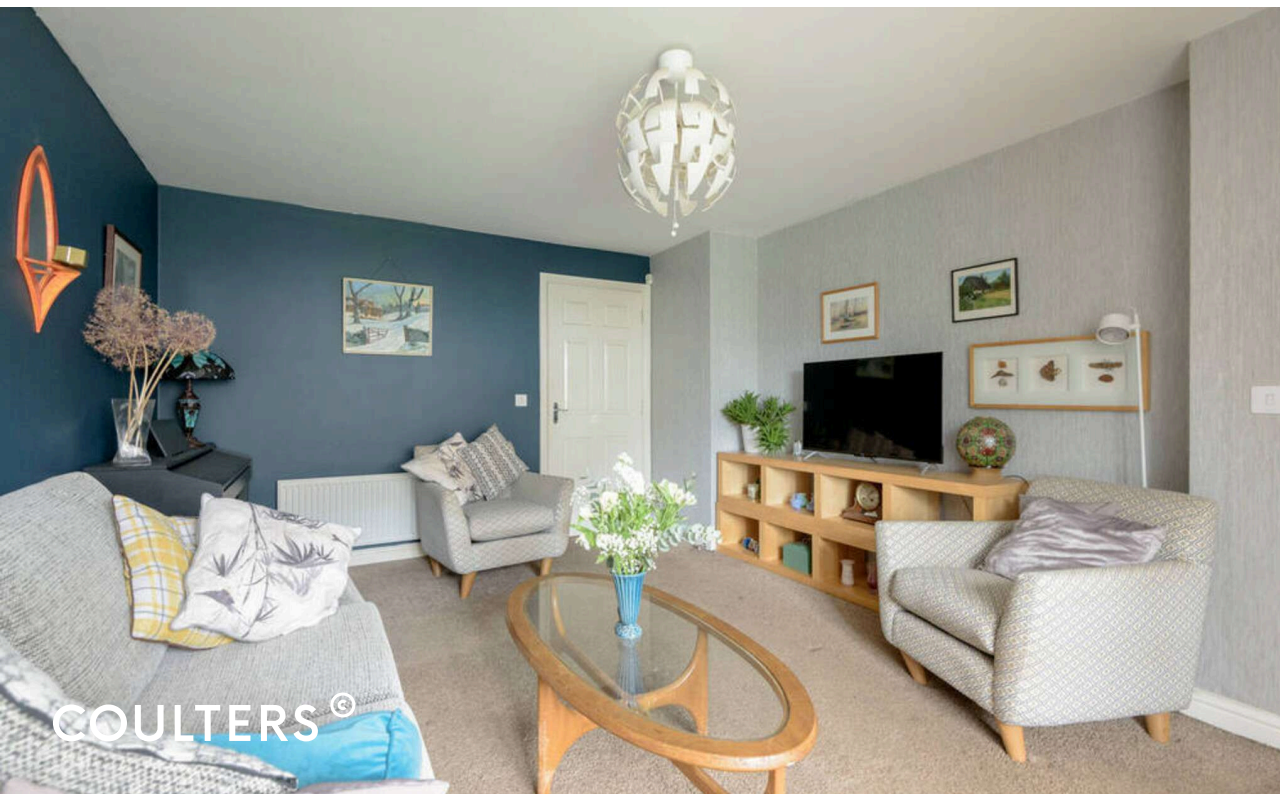


COULTERS<sup>©</sup>

# 55 JIM BUSH DRIVE

PRESTONPANS, EAST LOTHIAN, EH32 9GB

 3 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

This spacious 3 bedroom townhouse is located in a sought after residential area of Prestonpans and provides an appealing layout.

There is an open front garden, to the rear is an enclosed garden with useful lockable shed and a gate leading out to the parking area which has an allocated space.

## KEY FEATURES



Townhouse with appealing layout



Three double bedrooms



Garden to front and rear



Allocated parking space



Sought after modern development



Close to amenities and transport links



The ground floor of the property comprises: a welcoming vestibule; sitting room with box bay window; kitchen/dining room with an excellent selection of fitted units, ample room for dining and doors to garden; cloakroom with WC.

The first floor benefits from two double bedrooms and a family bathroom.

On the second floor there is a large principal bedroom with en suite shower room and fitted storage.

The property further benefits from gas central heating and double glazing.





## THE LOCAL AREA

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. 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. Prestonpans has its own railway station.

## EXTRAS

All blinds, light fittings, fitted flooring and the cooker, dishwasher and fridge/freezer are included in the sale price.

The factor is Ross and Liddell and the annual factoring costs are approximately £165.00

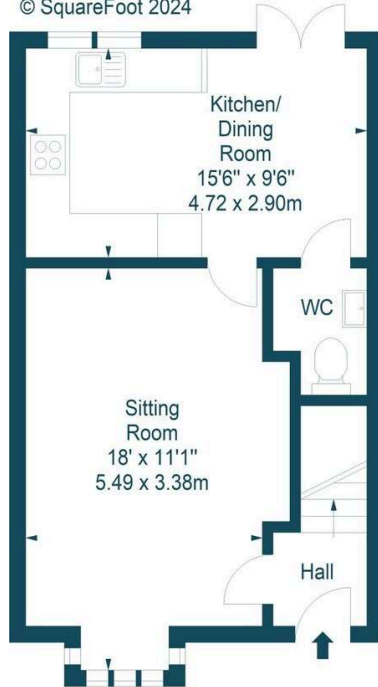




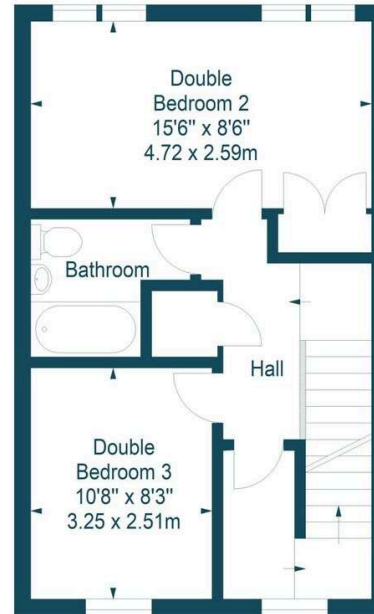
Jim Bush Drive,  
Prestonpans,  
East Lothian, EH32 9GB



Approx. Gross Internal Area  
1056 Sq Ft - 98.10 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor



Second Floor

## GET IN TOUCH

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## 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.