

OFFERS OVER £190,000

1 Gardiner Road

Prestonpans, EH32 9HF

**drummond**miller  
Solicitors & Estate Agents





- Spacious semi detached villa
- Requiring modernisation and upgrading
- Hall, Livingroom
- Fitted kitchen, rear porch
- Three generous bedrooms, bathroom
- Gas central heating. Double glazing
- Gardens to front, side and rear, grass driveway
- EPC Band D, Council tax band C

### Description

This is a rarely available semi detached villa offering generously proportioned (88m sq) accommodation on this established residential estate close to excellent local amenities and train station. The accommodation, now requires modernisation and upgrading but benefits from gas central heating and double glazing. It comprises an entrance hall with storage cupboard, livingroom with outlook over the front garden, fitted kitchen with appliances, rear porch with plumbing for an automatic washing machine and finally, a downstairs double bedroom with a combined WC/shower unit. Upstairs there are two double bedrooms and a part tiled bathroom with three piece white suite.







### 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 front garden which is gated with a lawn and grass driveway providing off street parking. A path leads around the house to the rear garden which has a paved patio, lawn and a number of shrubs and trees. There is a brick built storage shed attached to the rear of the property.

### Extras

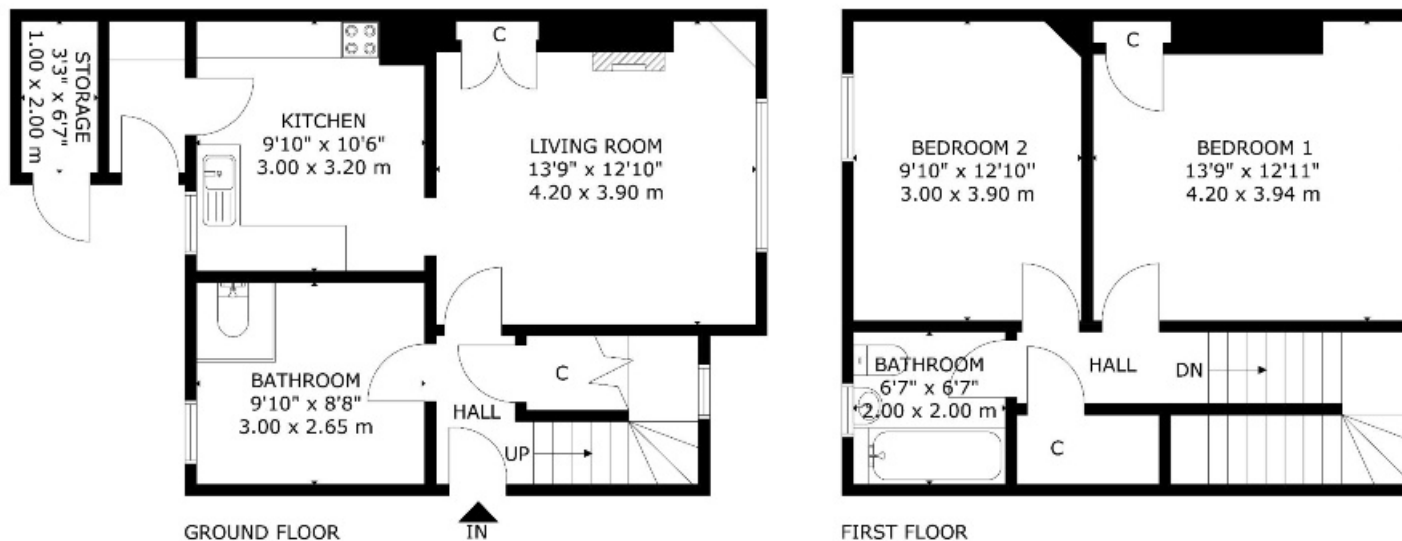
All the fitted floor coverings, blinds, curtains, electric cooker and fridge are included within the sale price.

### Home Report

The property has been valued at £195,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone Agents on 0131 665 3131



1 GARDINER ROAD, PRESTONPANS, EH32 9HF  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 988 SQ FT / 91 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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