

OFFERS OVER £215,000

18 Drummore Drive
Prestonpans, EH32 9BZ

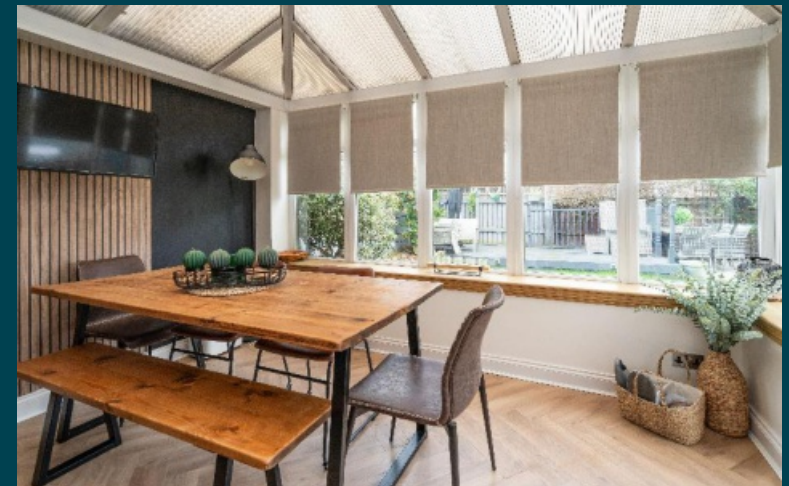
drummondmiller
Solicitors & Estate Agents



- Spacious semi detached villa
- In excellent decorative order
- Hall, Livingroom, conservatory
- Modern fitted kitchen/breakfastroom
- Three generous bedrooms, stylish bathroom
- Gas central heating. Double glazing
- Gardens to front and rear. Off street parking
- EPC Band D, Council tax band C

Description

This is a rarely available semi detached villa offering generously proportioned (97m sq) accommodation on this established residential estate close to excellent local amenities and train station. The accommodation is in excellent decorative order throughout and benefits from gas central heating and double glazing. It comprises an entrance hall with under stair storage cupboard, front facing livingroom with gas fire set in an attractive surround, modern fitted kitchen/breakfastroom with appliances, conservatory with French doors to the garden and finally, a downstairs bathroom with modern three piece white suite including a shower and screen over the bath. Upstairs there are three double bedrooms, all with good storage and finally there is a floored attic with Ramsay ladder access.





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 & Parking

There is a front garden with pebbled driveway offering off street parking whilst a gate leads to the larger, well maintained, rear garden which is fully enclosed with paved patio, wooden decking, lawn, outside tap and a wooden shed.

Extras

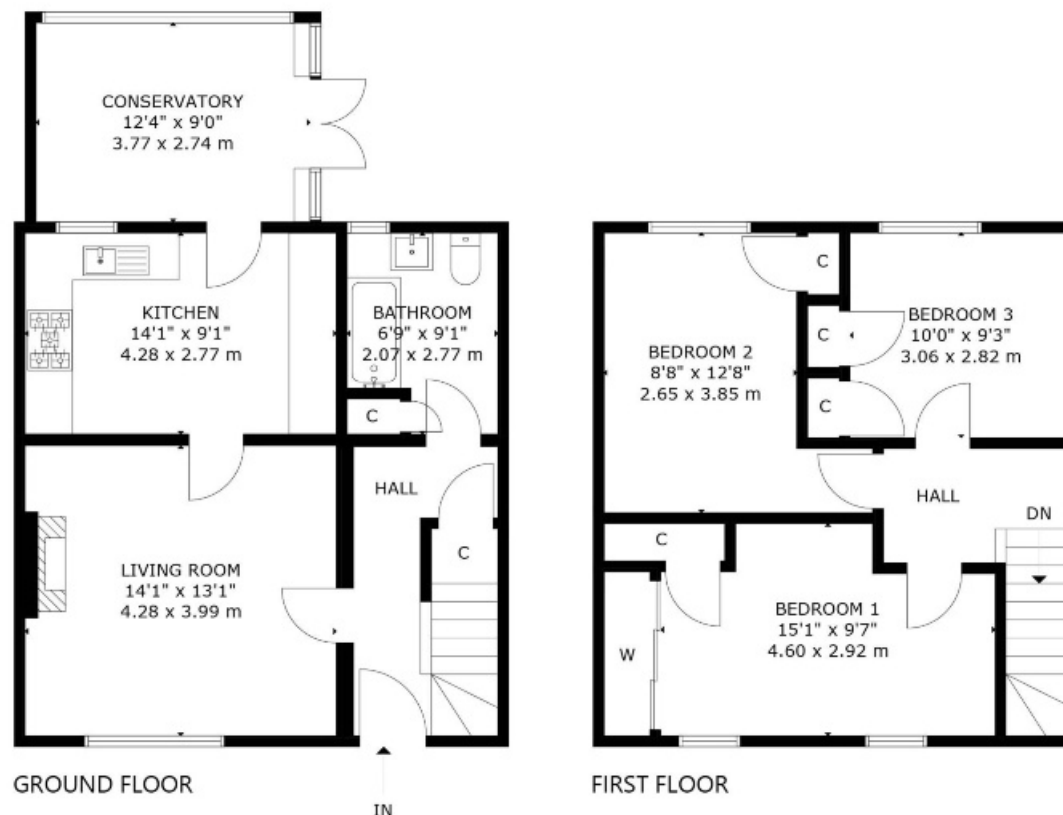
All the fitted floor coverings, blinds, curtains, range style gas cooker, cooker hood, automatic washing machine, fridge/freezer and wooden shed are included within the sale price.

Home Report

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

Viewing

By appointment telephone Agents on 0131 665 3131



18 DRUMMORE DRIVE, PRESTONPANS, EH32 9BZ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,081 SQ FT / 101 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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