

OFFERS OVER £285,000

66 Caledonian Crescent
Prestonpans, EH32 9GF

drummondmiller
Solicitors & Estate Agents



- Spacious modern detached villa
- Hall, WC, bright front facing livingroom
- Modern fitted Kitchen/diningroom with bay window
- Three generous bedrooms, en suite shower room
- Family bathroom
- Gas central heating. Double glazing
- Private gardens to front and rear. Driveway and garage
- EPC Band C, Council tax band E

Description

This is an immaculate detached villa offering generously proportioned (89m sq) accommodation on this modern residential estate close to excellent local amenities and train station. The accommodation, all in excellent decorative order benefits from gas central heating and double glazing throughout. It comprises an entrance hall and WC, front facing livingroom with open staircase, spacious modern fitted kitchen/diningroom with bay window, integrated appliances and door to the garden. Upstairs there is a landing with storage cupboard and a hatch to the attic, master bedroom with built in wardrobes and en suite shower room, two further bedrooms and finally, a part tiled family 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, 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

The property has a large monoboc driveway to the front of the property which offers off street parking for a number of cars and leads to the integrated single garage with up and over front door, power and light. A gate leads from the front garden to the larger, fully enclosed, rear garden with lawn and paved patio

Extras

All the fitted floor coverings, curtains, blinds, integrated gas hob, oven, cooker hood, dishwasher and fridge/freezer are included within the sale price.

Home Report

The property has been valued at £290,000 and the Home Report is available via the ESPC link.

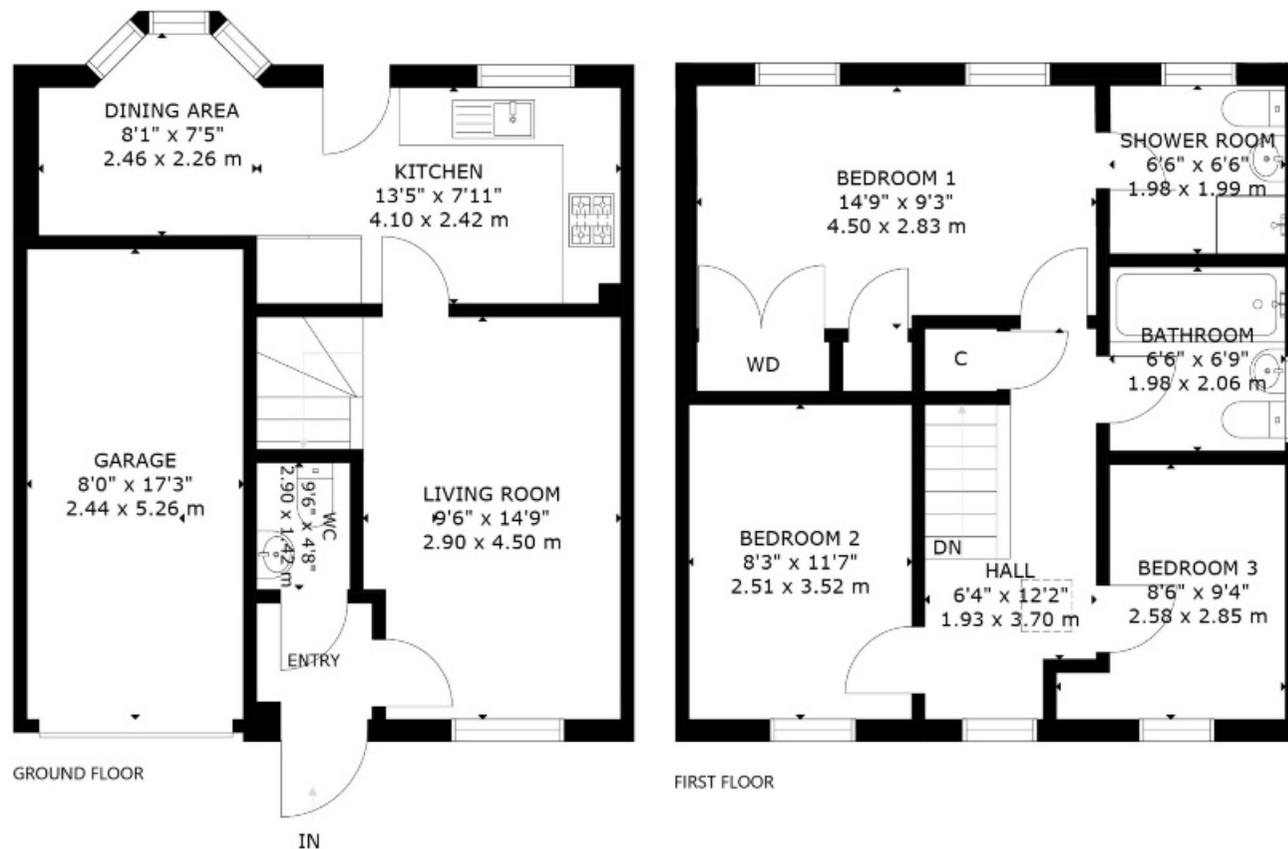
Factors

The property is factored by Charles White Ltd with a monthly charge of approximately £20.98 per month.

Viewing

By appointment telephone Agents on 0131 665 3131





66 CALEDONIAN CRESCENT PRESTONPANS EH32 9GF
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 885 SQ FT / 82 SQ M
GARAGE 138 SQ FT / 13 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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