

OFFERS OVER £195,000

13 Wilson Avenue

Prestonpans, EH32 9PD

drummondmiller

Solicitors & Estate Agents



- Spacious semi detached villa
- Hall, Livingroom
- Modern fitted kitchen/breakfastroom
- Three generous bedrooms
- Modern fully tiled bathroom
- Gas central heating. Double glazing
- Gardens to front and rear. Driveway and wooden garage
- EPC Band D, Council tax band C

### Description

This is a spacious, well presented semi detached villa offering generously proportioned (86m sq) accommodation on this quiet, established residential area close to excellent local amenities and train station. The accommodation is in good decorative order throughout and benefits from gas central heating and double glazing. It comprises an entrance hall, front facing livingroom with attractive fire surround, modern fitted kitchen/breakfastroom with appliances, and finally, a downstairs fully tiled bathroom with modern three piece white suite including a shower and screen over the bath. Upstairs there are three generous bedrooms, one with a deep walk in storage cupboard.





### 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 front garden with pebbled areas and established borders with a variety of plants and shrubs with a gated and paved driveway offering off street parking and access to the wooden garage. The large rear garden has a lawn, paved patio, flower borders with a variety of plants, shrubs and trees, outside tap and a wooden shed.

### Extras

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

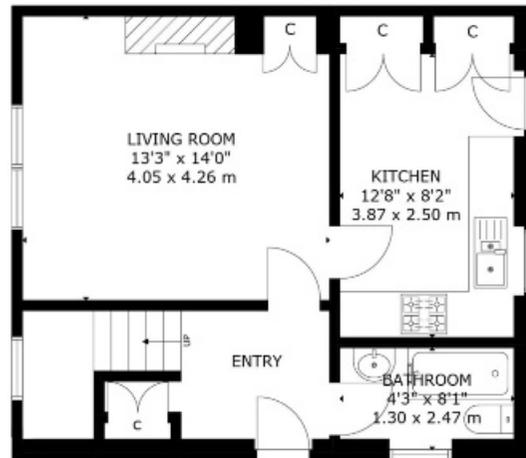
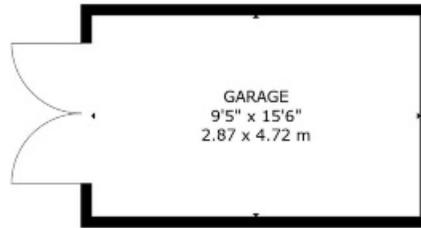
### Home Report

The property has been valued at £200,000 and the Home Report is available via the ESPC link.

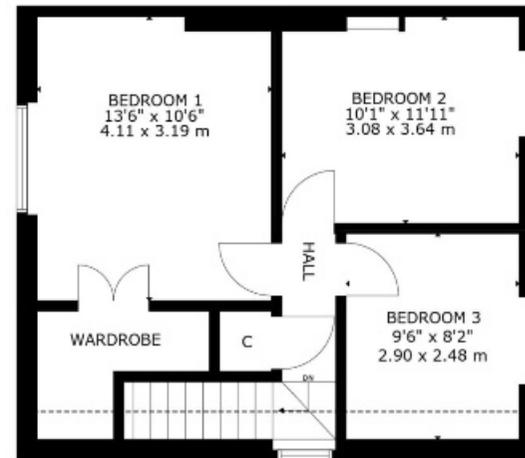
### Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR



FIRST FLOOR

13 WILSON AVENUE PRESTONPANS EH32 9PD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 960 SQ FT / 90 SQ M  
GARAGE 146 SQ FT / 14 SQ M

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

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