

OFFERS OVER £255,000

7 North Crescent  
Prestonpans, EH32 9PJ

drummondmiller  
Solicitors & Estate Agents



- Extended semi detached bungalow
- Lounge with patio doors, diningroom
- Modern fitted kitchen
- Two double bedrooms, large attic
- Stylish shower room
- Gas central heating. Double glazing
- Enclosed wrap around gardens. Car port & driveway
- EPC Band D, Council tax band D

### Description

This is a cleverly extended semi detached bungalow offering generously proportioned and flexible accommodation (85m sq). The property is in true "move in" decorative order and benefits from gas central heating and double glazing throughout. It comprises, a welcoming entrance vestibule & hall, open plan lounge and diningroom with patio doors and staircase to the large attic, modern fitted kitchen with appliances and door to the rear garden, two double bedrooms both with excellent built in storage and a modern, stylish part tiled shower room with two piece white suite and walk in glazed shower. There is a large, floored attic with Velux windows and excellent storage space.





### 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 supermarkets, 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 generous wrap around garden with a large chipped front driveway providing off street parking for a number of cars. The gated side garden is paved, chipped and stepped with separate seating areas with a path leading the rear gated, covered car port again providing off street parking for a number of cars, an external power point, water tap, a hard standing drying area with rotary dryer and a block built shed with power and light.

### Extras

All the fitted floor coverings, blinds, integrated induction low level hob, oven, cooker hood and dishwasher are included within the sale price.

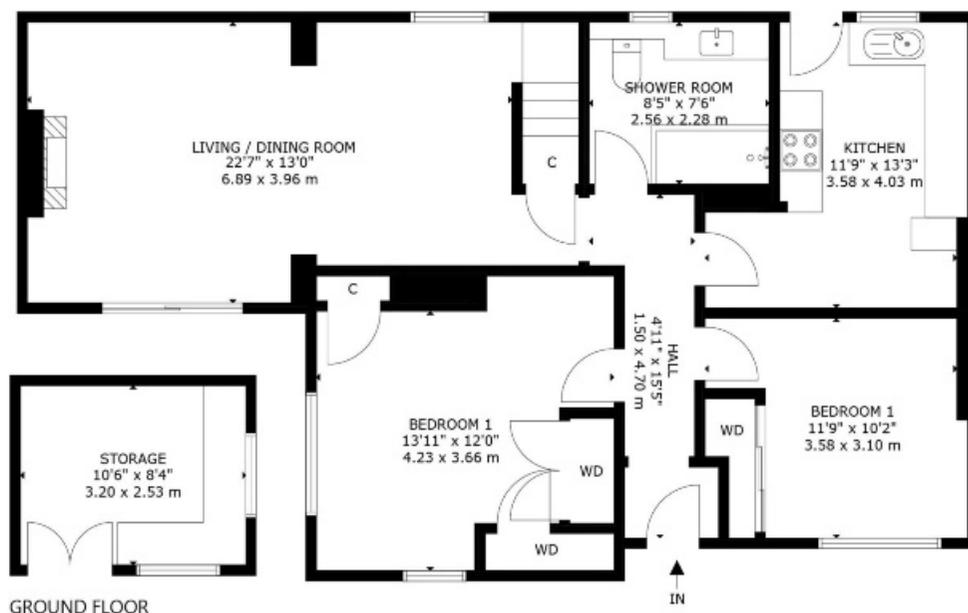
### Home Report

The property has been valued by a surveyor at £260,000 and the Home Report can be downloaded via the ESPC link.

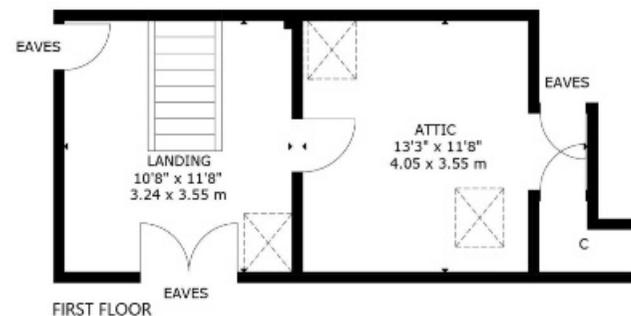
### Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR



FIRST FLOOR

7 NORTH CRESCENT, PRESTONPANS, EH32 9PJ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,193 SQ FT / 111 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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