

# 73 Polwarth Terrace Prestonpans, EH32 9PZ

OFFERS OVER £195,000



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- Spacious semi detached bungalow on a large plot
- Requiring modernisation and upgrading
- Hall, Livingroom
- Fitted kitchen, conservatory
- Two generous bedrooms, shower room
- Gas central heating. Double glazing
- Large gardens to front, side and rear. Garage
- EPC Band D, Council tax band C

### Description

This is a rarely available semi detached bungalow situated on a large plot offering generously proportioned (67m 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 hatch to the attic, livingroom with gas fire and outlook over the front garden and green opposite, fitted kitchen with appliances, conservatory with patio door to the garden, front facing double bedroom with fitted wardrobes, second rear facing double bedroom with fitted wardrobes and a part tiled shower room with two piece white suite and shower cabinet.







### 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

The property is situated on a large plot with a gated front garden with lawn, flower borders and a large monoblock and paved driveway with single detached garage with up and over front door and two wooden sheds. It leads around the house to the large sunny rear garden with lawn, paved patio and a variety of fruit trees.

### Extras

All the fitted floor coverings, blinds, curtains, integrated electric hob, oven, cooker hood, automatic washing machine, and two wooden sheds are included within the sale price.

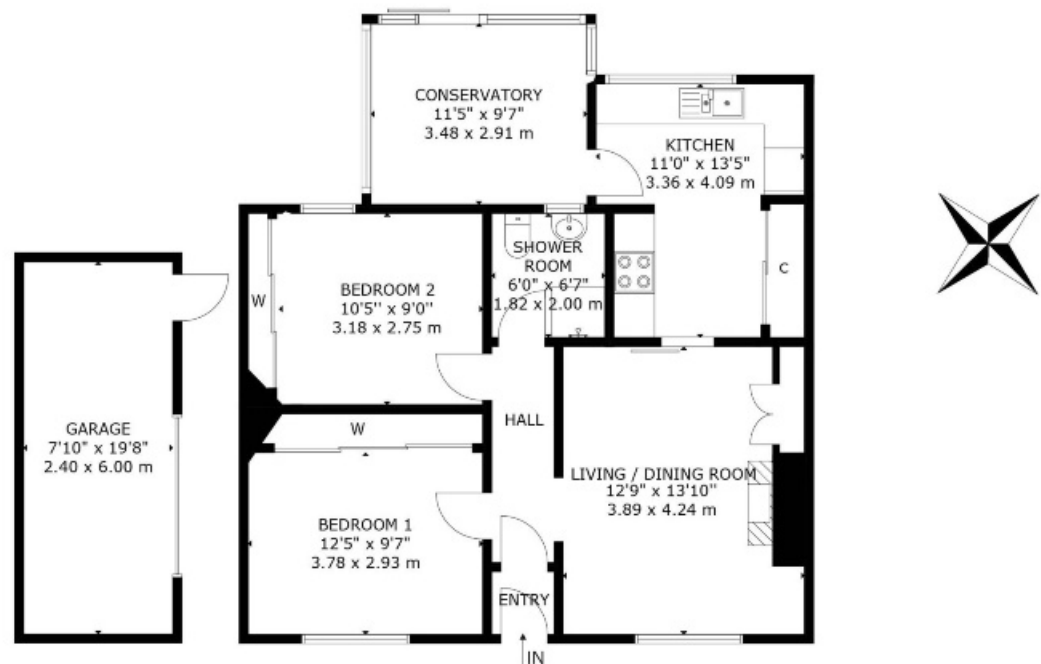
### Home Report

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



73 POLWARTH TERRACE PRESTONPANS EH32 9PZ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 849 SQ FT / 79 SQ M  
GARAGE 155 SQ FT / 14 SQ M

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

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