

OFFERS OVER £335,000

70 Blink O'Forth

Prestonpans, EH32 9GA

drummondmiller
Solicitors & Estate Agents



- Spacious modern detached villa
- Hall, WC, Livingroom with box bay window
- Modern fitted Kitchen dining familyroom
- Four generous double bedrooms, en suite shower room
- Family bathroom with shower
- Gas central heating. Double glazing
- Large gardens to front and rear. Driveway & garage
- EPC Band C, Council tax band F

Description

This is an immaculate detached villa offering generously proportioned (121m sq) accommodation in a cul de sac setting on this established 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 with storage cupboard and WC, front facing livingroom with box bay window, spacious modern fitted kitchen/dining/familyroom with appliances and French doors to the garden as well as a handy utility room which provides access to the integrated garage. Upstairs there is a landing with window to the side, storage cupboard and a hatch to the attic, four generous double bedrooms, all with good storage and the master having an en suite shower room and finally, a part tiled family bathroom with three piece white suite and walk in shower.





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 is situated on a generous plot with the front garden having a lawn, hedging and double width hard standing driveway providing access to the integrated garage with up and over front door, power, light, gas boiler, water tap and doors to the rear and utility room. A gate leads from the front garden to the larger, fully enclosed rear garden with lawn, paved patio and established borders with a variety of shrubs and trees.

Extras

All the fitted floor coverings, blinds, integrated gas hob, oven, chimney style cooker hood, automatic washing machine, dishwasher, fridge and freezer are included within the sale price.

Home Report

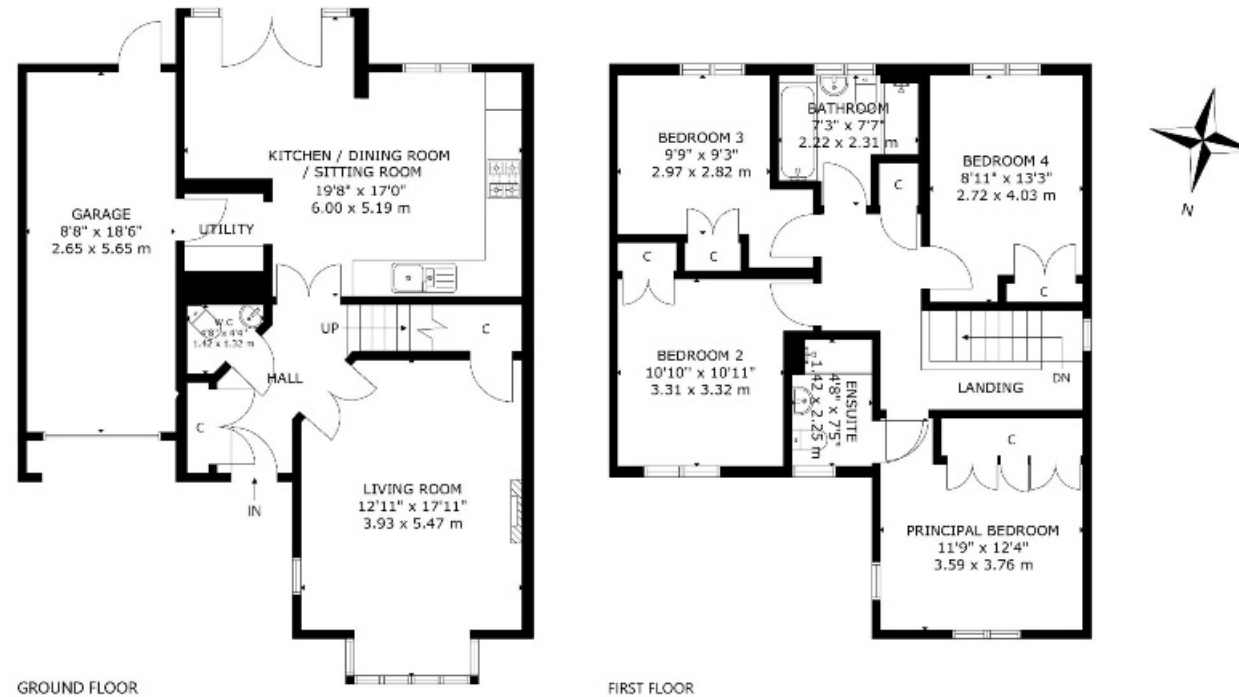
The property has been valued at £340,000 and the Home Report is available via the ESPC link.

Factors

The property is factored by Ross & Liddell with annual charges of approximately £170

Viewing

By appointment telephone Agents on 0131 665 3131



70 BLINK O'FORTH, PRESETONPANS, EH32 9DB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,371 SQ FT / 127 SQ M
 GARAGE 161 SQ FT / 15 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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