

25 Appin Drive, Prestonpans, EH32 9FB



Description

This fabulous detached villa, commands an enviable position on this sought after development with sea views to the front and enjoys an extremely convenient location, close to a good range of amenities and super transport links. This stunning home is a natural choice for a professional couple or family and offers generous and flexible living space over two floors presented to the market in beautiful order throughout and comes with the added attraction of an enclosed rear garden - perfect for outside entertaining.

- Welcoming hallway with WC
- Living room
- Formal dining room with French doors to rear garden
- Ultra-sleek kitchen/breakfast room
- Conservatory
- Extremely spacious family room with fitted storage
- Master bedroom with en-suite
- Three further double bedrooms, two which share a Jack & Jill shower room
- Family bathroom consisting of a modern white suite
- Gas central heating and double glazing ensures comfortable and ambient living environment
- Integrated sound system and LED spotlights
- Driveway for two vehicles

Extras

The fitted wardrobes, oven, microwave, hob, cooker hood, dishwasher and washing machine are included.



Location

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by countryside and beautiful beaches. The town is an extremely popular commuter base, having its own train station and being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass. 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.

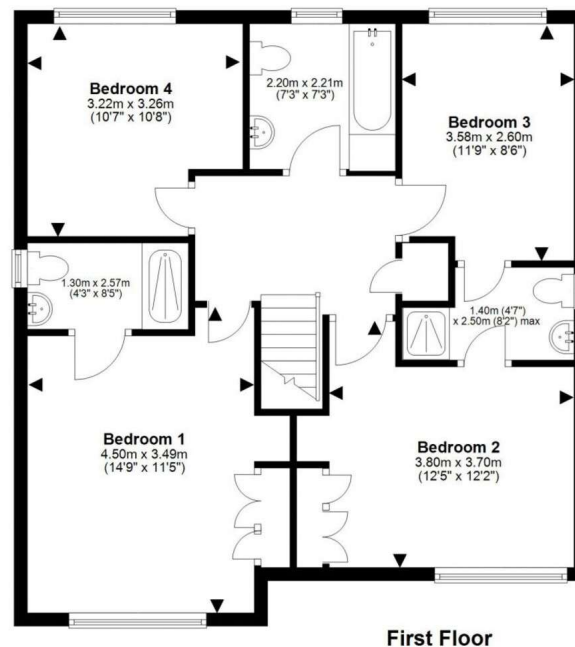
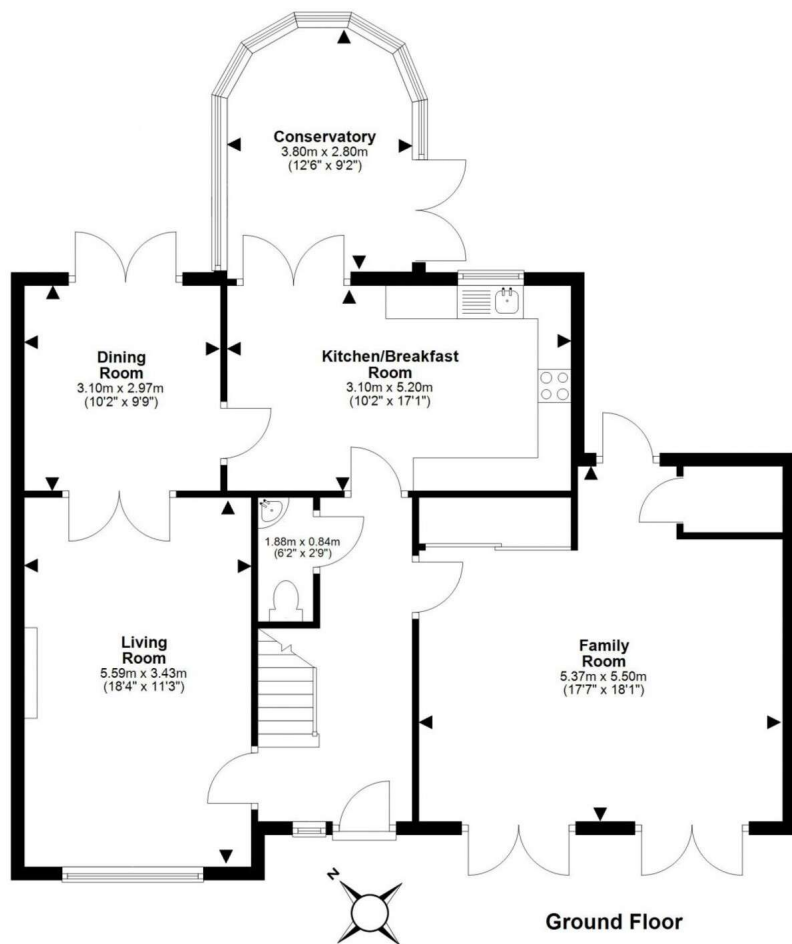
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

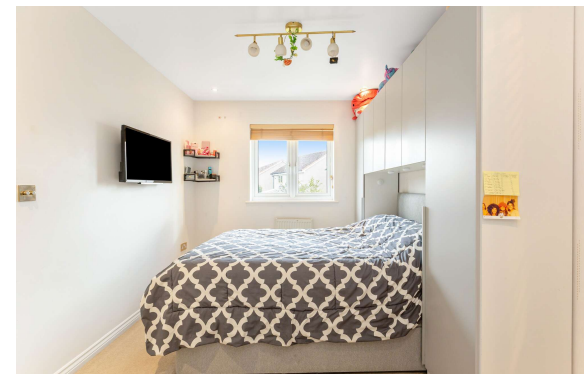
EPC Rating: C**Factor**

The development is factored by Greenbelt for approx. £190 per annum. This includes maintenance of communal areas.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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