

COULTERS[©]

33 ATHOLL VIEW

PRESTONPANS, EH32 9FJ

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Spacious and well presented 3 bedroom semi detached house located in a sought after established residential area. The property benefits from light decoration throughout.

The large mature West facing garden to the rear provides good privacy and further adds to the appeal. There is an easily maintained front garden and a driveway to the side.

KEY FEATURES



Well presented modern semi detached house



Three bedrooms



Large enclosed West facing garden



Driveway parking



Sought after residential estate



Close to local amenities and transport links

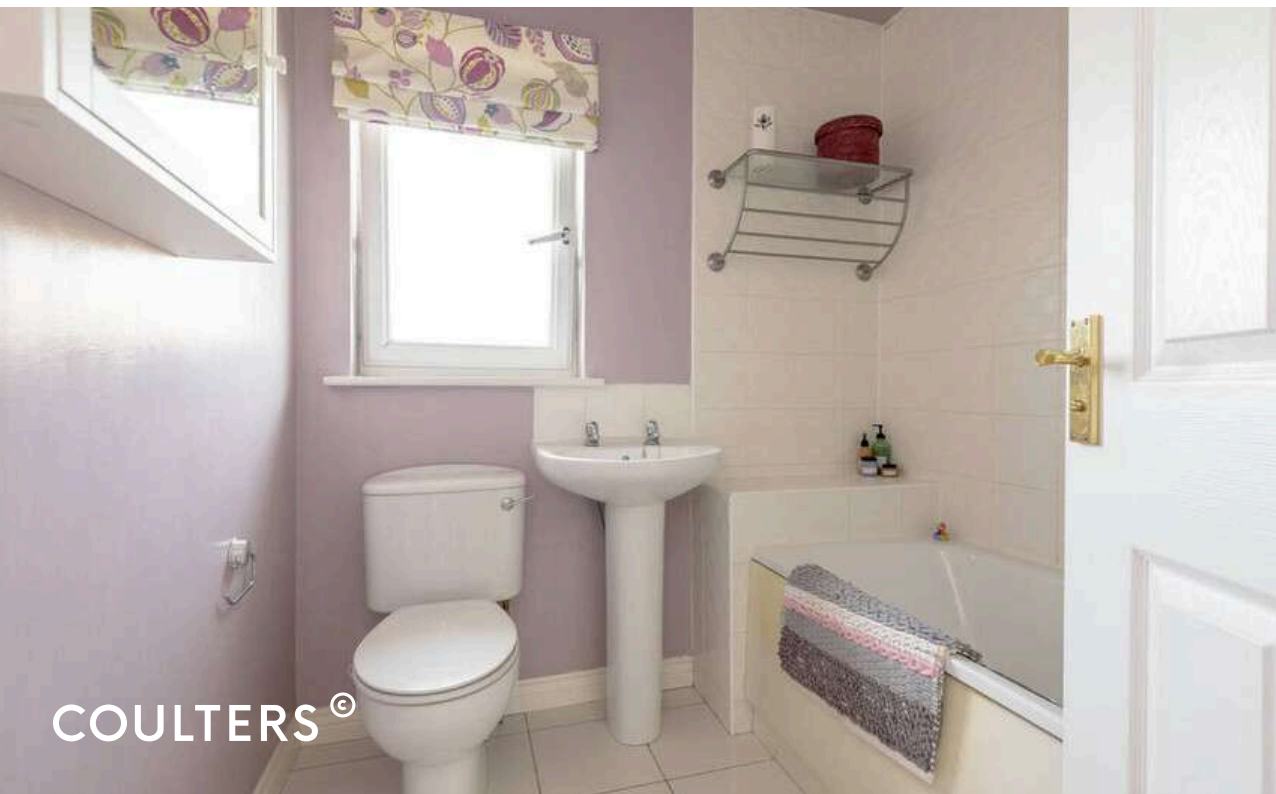


The ground floor of the property comprises: a welcoming entrance, cloakroom with WC, sitting room with window to front, leading to a large kitchen/dining room with excellent storage and ample room for dining, patio doors open directly into the garden.

On the first floor there are two double bedrooms, a single bedroom and a modern bathroom.

Gas central heating and double glazed throughout.





THE LOCAL AREA

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. 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. Prestonpans has its own railway station.

EXTRAS

All blinds, curtains, light fittings, fitted flooring, integrated appliances, washing machine, fridge/freezer and the shed in the garden are included in the sale price.

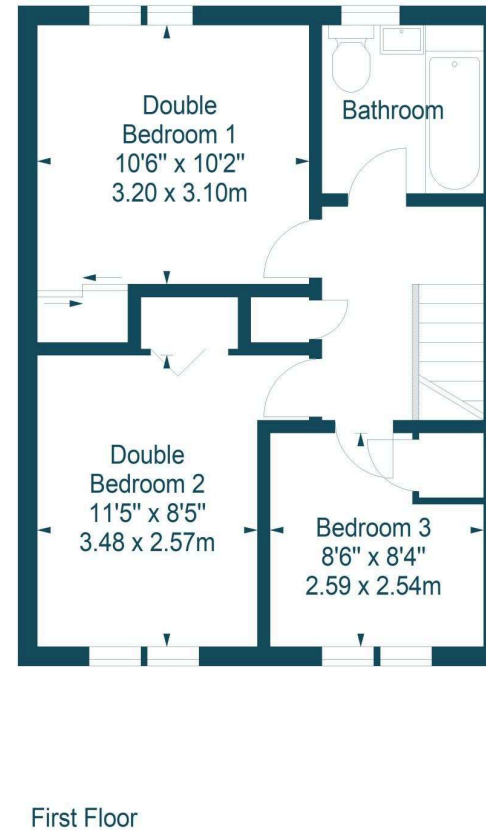
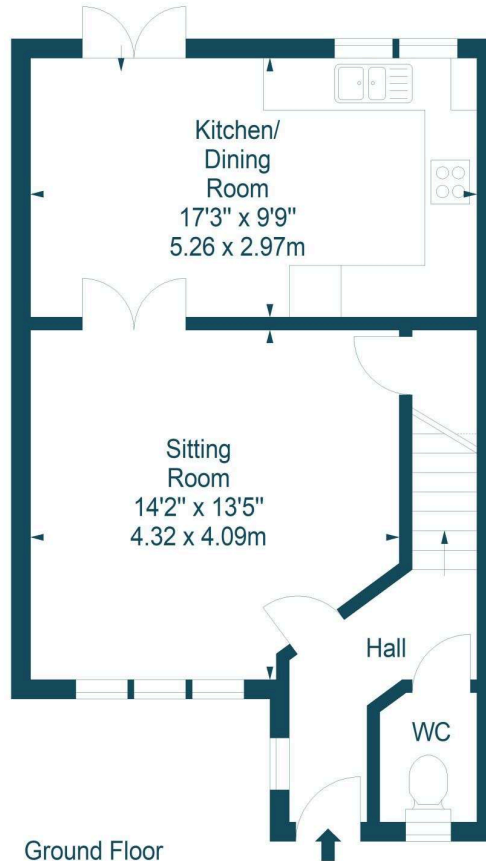
The estate is managed by Greenbelt and the annual factoring costs are approximately £140.



**Atholl View,
Prestonpans,
East Lothian, EH32 9FJ**



Approx. Gross Internal Area
868 Sq Ft - 80.64 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.