



17 Polwarth Terrace
Prestonpans, EH32 9PX

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"17 Polwarth Terrace is a beautifully presented, semi-detached bungalow set within a quiet cul-de-sac located in the costal district of Prestonpans"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM / KITCHEN
- BEDROOM 1 (DOUBLE)
- DRESSING ROOM
- ENSUITE BATHROOM
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- DRIVEWAY
- ENCLOSED REAR GARDEN
- SUMMER HOUSE
- GREAT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





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LOCATION

Prestonpans is a historic and popular coastal town, situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. It is an extremely convenient 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 Lidl and Scotmid supermarkets, bars and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinraid 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, sports facilities and indoor bowling at Meadowmill Sports Centre and a choice of golf courses. Prestonpans has its own railway station.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



DESCRIPTION

17 Polwarth Terrace is a beautifully presented, semi-detached bungalow set within a quiet cul-de-sac located in the popular East Lothian coastal town of Prestonpans.

The accommodation, which is offered in genuine move-in condition, comprises: entrance vestibule; welcoming hallway with herringbone flooring; generously proportioned living room with feature wood burning stove and sliding partition leading to dining room with feature brick effect wall; well equipped kitchen with integrated gas hob and electric oven and access to private rear garden; bright and spacious double bedroom 1 with enviable dressing room and impressive ensuite bathroom, with free standing bath tub; double bedroom 2 with built-in wardrobe and contemporary shower room with mains operated shower.

Further benefits include: gas central heating; double glazing; monobloc driveway with space for two vehicles; expansive enclosed private rear garden with summerhouse; excellent local amenities and great transport links.

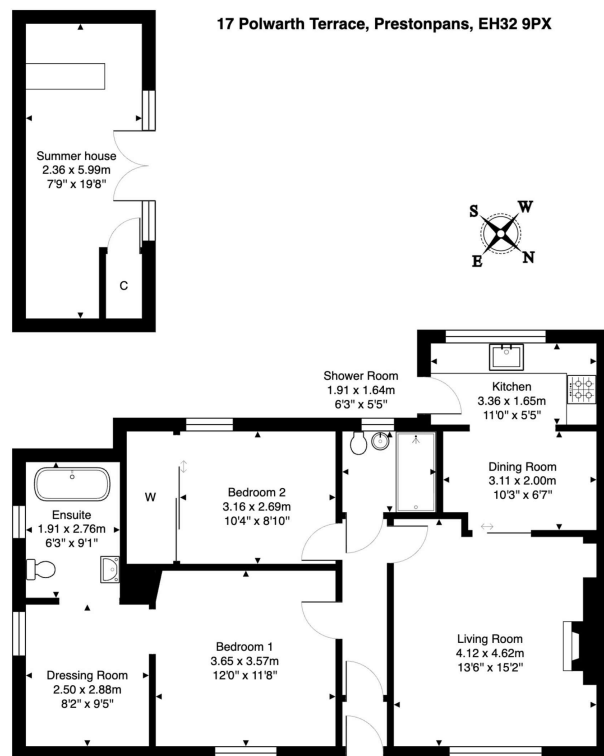
EPC RATING

The energy efficiency rating for this property is band D





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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Total Area: 78.9 m² ... 849 ft² (excluding summer house)
All measurements are approximate and for display purposes only.



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