





Welcome

Welcome to Polwarth Crescent, McDougall McQueen are delighted to present to the market this fabulous, well-proportioned two bedroom semi-detached property with excellent garden areas to include a large summer house and a decked area. The property offers bright and spacious accommodation suited to the first time buyer, small family or an investment opportunity. Further benefits include double glazing, gas central heating, generous floored attic space accessed by a fixed ladder with a Velux window, driveway with further on street parking available. The property is ideally located in a quiet residential area popular with families in the sought-after East Lothian town of Prestonpans, close to many local amenities, schooling and swift transport links. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway
- Front facing living room
- Modern, fully fitted kitchen
- Two double bedrooms
- Stylish bathroom comprising WC, wash hand basin, bath with shower over, TV and fixed mirror
- Gas central heating with Hive
- Double glazing
- Driveway with further on street parking
- Gardens to the front, side and rear, summerhouse included







Prestonpans

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.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, electric fire, integrated kitchen appliances, freestanding washing machine, fridge freezer, LED bathroom mirror, bath TV and the summer house. No warranty applies to any appliances or other moveable items included in the sale and these items are deemed sold as seen.





Get in touch

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Property Hub:

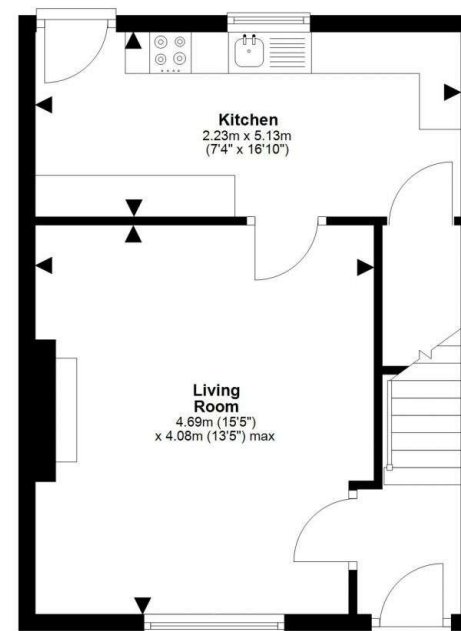
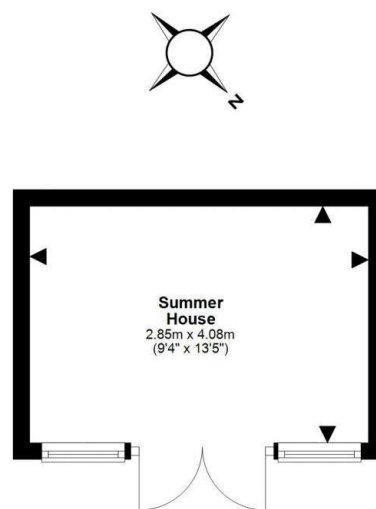
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

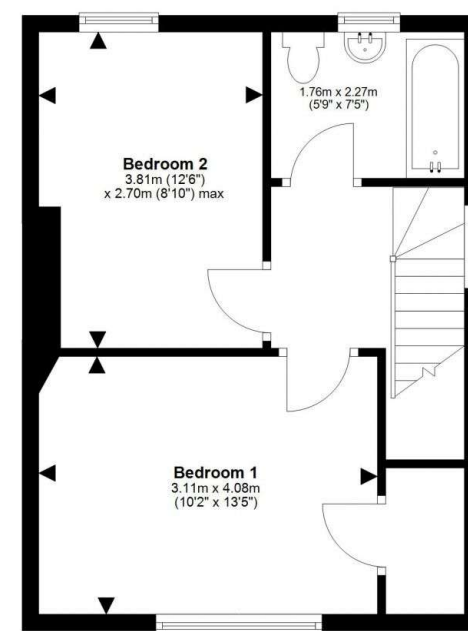
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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.