





Welcome

Situated in a popular area of Prestonpans is this charming 2 bed lower villa with gardens to the front and a south facing garden to the rear. This property would be perfect for first time buyers or down sizers.

- Vestibule entrance leading to the hallway with a large storage cupboard.
- Spacious lounge with front facing window and gas fire with surround giving a lovely focal point to the room and door leading to the kitchen.
- Kitchen with window and part glazed door giving access to the south facing garden. Good range of white wall and base units and tiling to walls.
- Both bedrooms are of good proportions, Bedroom 1 benefits from storage.
- Refurbished shower-room with window giving natural light, walk in shower cubicle with shower board and tiling to walls.
- Private enclosed gardens to the front and rear giving a safe play space for any pets or children.
- The property benefits from gas central heating and double glazing.





Prestonpans

Prestonpans is a small town situated in the county of East Lothian on the banks of the River Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city, and is within easy commuting distance via the Musselburgh bypass. The journey into Edinburgh will take approximately twenty minutes by car and there is of course, an excellent bus service every thirty minutes. There is also a good train service direct to the Waverley Station, a journey which will take about twelve minutes. Prestonpans offers a wide range of shops and facilities, including supermarkets which will provide every possible daily requirement, as well as all the usual banking, building society and post office services.

Extras

The property is sold as seen and the washing machine, fridge freezer and garden shed are included in the sale.



Get in touch

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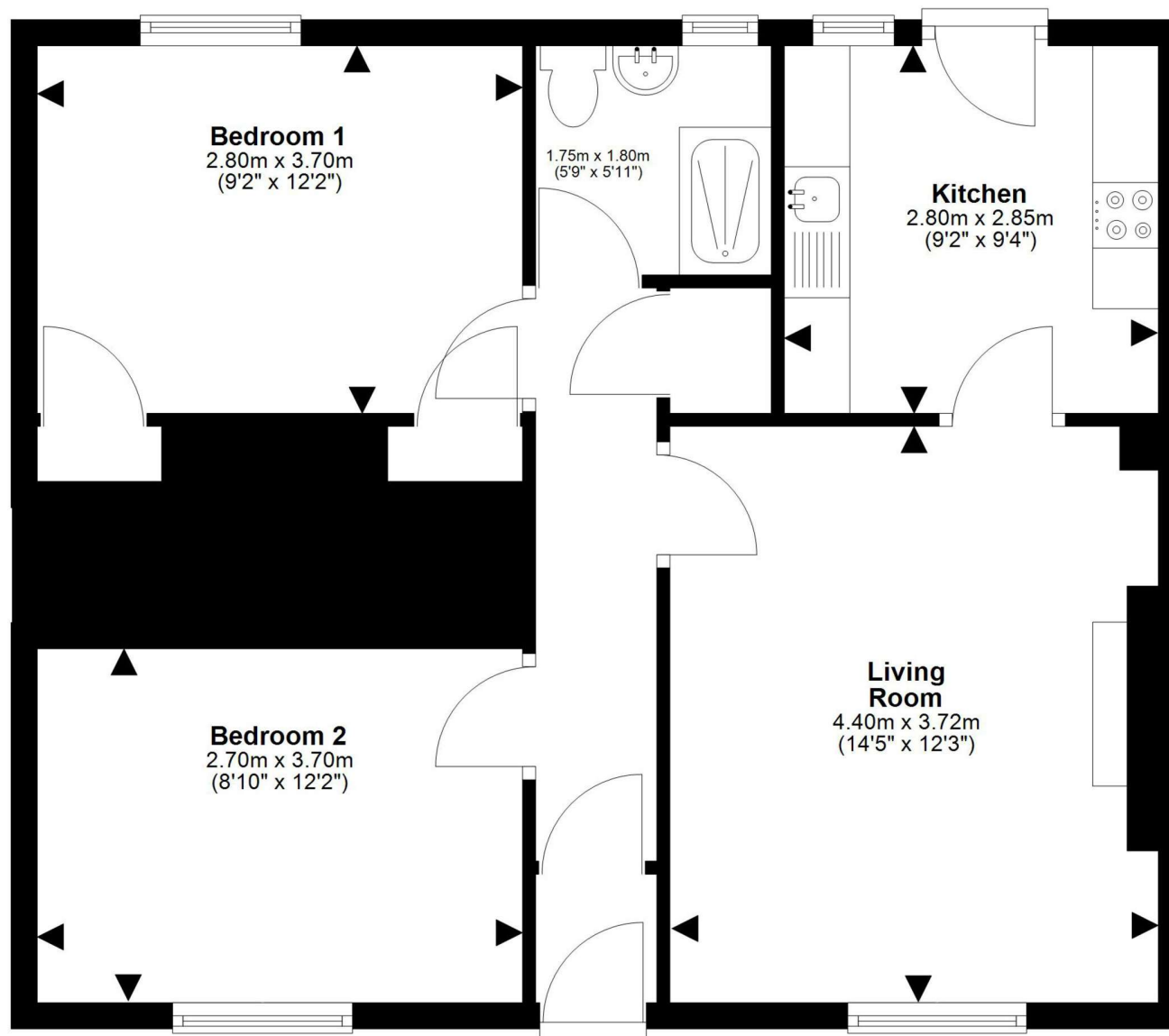
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CHARTERED FIRM

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.



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.

