

OFFERS OVER £305,000

30a Clanranald Avenue
Prestonpans, EH32 9FP

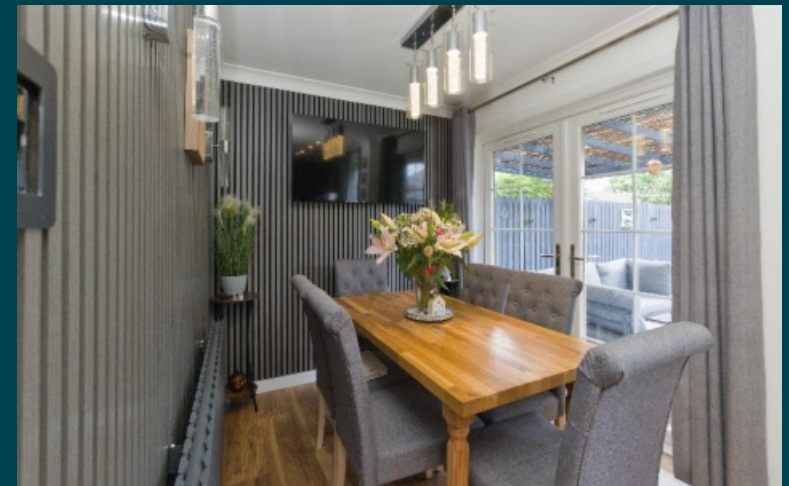
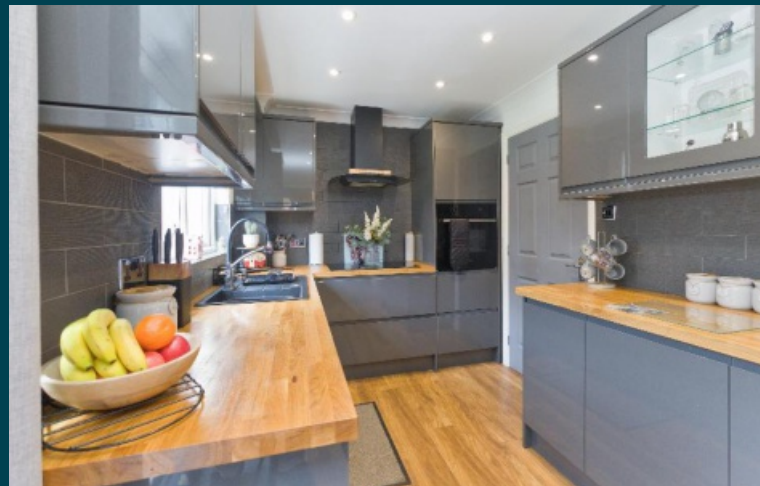
drummondmiller
Solicitors & Estate Agents



- Immaculate, modern detached villa
- In “move in” decorative order
- Livingroom, modern fitted dining kitchen, utility room
- Master bedroom & two further double bedrooms
- Stylish family bathroom, en suite shower room, WC
- Gas central heating. Double glazing
- Enclosed rear garden with summerhouse. Driveway and garage
- EPC Band C, Council tax band E

Description

This immaculate detached villa offers generously proportioned accommodation (95m sq) on this popular modern estate. The well-appointed accommodation, in true “move in” condition comprises at ground floor level, a welcoming entrance hall, front facing livingroom, modern fitted dining kitchen with integrated appliances and twin French doors to the garden, an extended utility room with appliances and a handy downstairs WC. A carpeted staircase leads to the first floor landing with shelved storage cupboard and hatch to attic, master bedroom with twin fitted wardrobes, en suite shower room, two further double bedrooms, both with fitted wardrobes and finally, there is a modern, stylish family bathroom with white three piece suite including a roll top, claw foot bath and storage cupboard.





Location

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, 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.

Gardens & Parking

There is a well maintained garden to the front of the property which has been a lawn, established flower borders and a large monobloc driveway which leads to the integrated garage with up and over front door, power and light and is fully shelved. The larger fully enclosed rear garden has a lawn, large wooden deck with wooden pergola, paved patio, wooden planters wooden shed and wooden summerhouse and is gated to the front garden.

Extras

All the fitted floor coverings, blinds, curtains, integrated induction hob, oven, chimney style cooker hood, fridge/freezer, automatic washing machine, tumble dryer, wine cooler, wooden shed and wooden summerhouse are included within the sale price.

Home Report

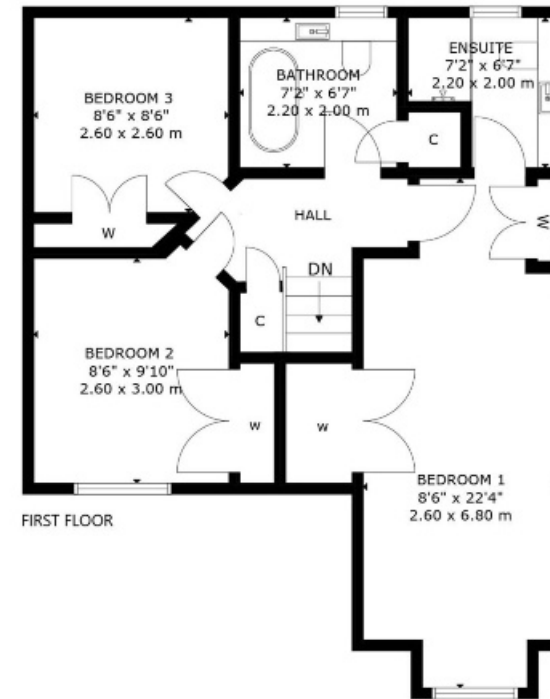
The property has been valued at £310,000 and the Home Report is available via the ESPC link.

Factors

There is a monthly charge of approximately £15 payable to Green Belt for the upkeep of the communal areas.

Viewing

By appointment telephone Agents on 0131 665 3131



30A CLANRANALD AVENUE, PRESTONPANS, EH32 9FP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,010 SQ FT / 94 SQ M
 GARAGE 98 SQ FT / 9 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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