



RALPH SAYER
SOLICITORS & ESTATE AGENTS

27 Atholl View
Prestonpans, East Lothian EH32 9FJ

27 Atholl View

Characterised by a fabulous family friendly layout, stylish interiors and great outdoor space, this modern detached villa, offers a spacious family home over two levels. Plus an integral garage with multi vehicle monobloc driveway, and south-facing garden to rear.

Set back behind the driveway, the front door opens into a practical central hall, with handy downstairs WC. Moving through to the rear you find the bright elegant sitting room, where a box bay with patio doors lead out onto the south-facing garden. Adjacent, bearing all the hallmarks of a busy family hub is an impressive full depth, open plan kitchen and dining room, which offers a wealth of space for cooking, dining and socialising. Modern gloss cabinets framed by quartz worktops, the sleek kitchen features a range cooker and American style fridge/freezer. Zoning the kitchen from the dining room is a convivial peninsular unit with wine fridge and bar seating. A half glazed door provides side access to the garden or front of property. Upstairs you find four double bedrooms, including a master bedroom with en-suite shower room. A matching family bathroom, completes this level.

The south-facing garden is mainly laid to lawn with flower borders. Closer to the property is a large paved patio and there is a large garden shed. The integral garage boasts an electric door and offers plenty of space to accommodate a family size car with fitted storage to the rear. The generous driveway allows parking for multiple cars.

Home Report Value - £360,000



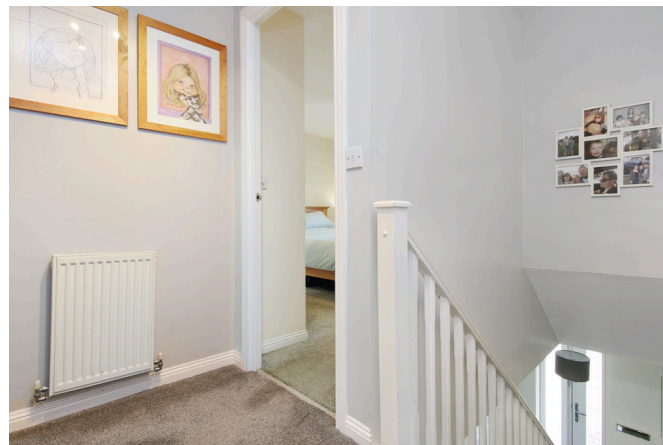
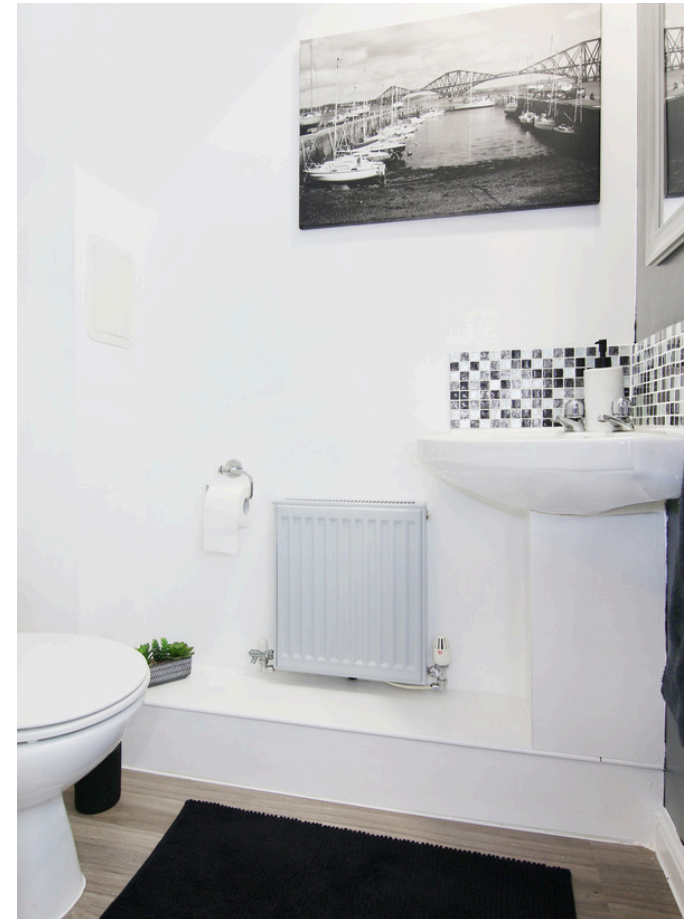




Stunning
family home, with
south-facing garden











Property Summary

- Detached family villa
- Elegant sitting room with box bay opening onto garden
- Impressive kitchen & dining room
- Downstairs WC
- Master Bedroom with en-suite shower room
- Three further double bedrooms
- Bright & airy family bathroom
- Gas central heating & double glazing
- Integral garage with electric door & fitted cabinets for storage
- Generous monobloc driveway for multiple vehicles
- Enclosed south-facing rear garden, mainly laid to lawn
- EPC Rating - C | Council Tax Band - F

Extras: all fitted floor coverings, light fittings, blinds, and kitchen appliances, included in the sale.

Factors: the development is factored by Greenbelt for the approximate fee of £25 per month. This cost covers the upkeep of communal areas.





Prestonpans

Prestonpans is one of the many coastal towns of East Lothian. Dating back to the 11th Century, it is well known for the historic Battle of Prestonpans 1745 and boasts historic architecture. Excellent local amenities can be found on the high street, with additional facilities found in nearby Musselburgh and Tranent with Fort Kinnaird Retail Park a 20 minute drive away.

Surrounded by beautiful countryside and beaches, there are numerous leisure activities available. Leisure centres with swimming pools can be found in Musselburgh and Tranent. East Lothian is renowned for its golf courses with the excellent Royal Musselburgh on your door step, and the famous Muirfield a short drive down the coast. For a bit of culture, there is a two-week arts festival in early summer, Prestonpans links with neighbouring Cockenzie and Port Seton, to stage The Three Harbours Festival.

The town has an infant school, two primary schools and the comprehensive Preston Lodge High School, with the independent Loretto's in Musselburgh. Prestonpans is now a popular commuter town, with excellent transport links, including regular bus services and its own train station, offering a mere 14 minute journey into the city centre. The A1 is nearby for fast links into Edinburgh or the City bypass.



PRESTONPANS SEAFRONT

Let us help you find your next
dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx. 112.5 sq.metres (1210.7 sq. feet)

