

OFFERS OVER £210,000

1 Northfield Mains Cottages Preston Road, Prestonpans EH32 9LE

drummond**miller**
Solicitors & Estate Agents



- Spacious, extended semi detached cottage
- Hall, Livingroom
- Fitted kitchen, diningroom
- Two generous double bedrooms
- Shower room
- Gas central heating. Double glazing. Floored attic
- Well maintained gardens to front and rear. Garage
- EPC Band C, Council tax band D

Description

This is a rarely available, extended, semi detached cottage offering generously proportioned (65m sq) accommodation close to excellent local amenities and train station. The accommodation, all in good decorative order benefits from gas central heating and double glazing. It comprises an entrance hall with hatch and drop down ladder to the floored attic with Velux window, livingroom with modern electric fire and outlook over the front garden, fitted kitchen with appliances, diningroom with door to the garden, front facing double bedroom with fitted wardrobes, second rear facing double bedroom and a fully tiled shower room with modern two piece white suite and shower cabinet.





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, 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.

Gardens & Parking

There is a generous, well maintained front garden which has lawn, established borders and is gated to both the front and side. To the rear there is an enclosed garden with paved driveway with rotary dryer, paved patio, external storage cupboard with power and light and the detached single garage with up and over front door, power and light.

Extras

All the fitted floor coverings, blinds, curtains, gas cooker, cooker hood, fridge/freezer and automatic washing machine are included within the sale price.

Home Report

The property has been valued at £215,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131



1 NORTHFIELD MAINS COTTAGES, PRESTON ROAD, PRESTONPANS, EH32 9LE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 77 SQ FT / 833 SQ M

GARAGE 138 SQ FT / 13 SQ M

ATTIC 99 SQ FT / 9 SQ M

All measurements and fixtures including doors and windows are approximate
and should be independently verified.

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