

OFFERS OVER £195,000

16 Polwarth Terrace  
Prestonpans, EH32 9PU

drummondmiller  
Solicitors & Estate Agents



- Spacious traditional semi detached bungalow
- Now requiring some modernisation and upgrading
- Hall, Livingroom, fitted kitchen/diner
- Two generous bedrooms
- Modern wetroom
- Gas central heating. Double glazing
- Private gardens to front and rear. Pebbled driveway
- EPC Band C, Council tax band E

### Description

This is a traditional semi detached villa offering generously proportioned (62m sq) accommodation on a popular estate close to excellent local amenities and train station. The accommodation, now requiring some modernisation and upgrading but benefitting from gas central heating and double glazing throughout. It comprises an entrance hall, front facing livingroom with gas fire, modern fitted kitchen/diner with integrated appliances and door to the garden, two double bedrooms, one with fitted wardrobes and finally, a modern fully panelled wetroom with two piece white suite, electric shower, curtain and rail.





### 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 and parking

The property has a large pebbled front garden which offers off street parking for a number of cars. A gate leads from the front garden to the larger, fully enclosed, rear garden which is paved and has a wooden summerhouse which is in a poor state of repair and a wooden shed.

### Extras

All the fitted floor coverings, blinds, integrated electric hob, oven, cooker hood and wooden sheds are included within the sale price.

### Home Report

The property has been valued at £200,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone Agents on 0131 665 3131





16 POLWARTH TERRACE, PRESTONPANS, EH32 9PU  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 753 SQ FT / 70 SQ M  
 VERY BROKEN SUMMER HOUSE 115 SQ FT / 11 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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