

OFFERS OVER £180,000

7 Rowberry Walk

Prestonpans, EH32 9GH

drummondmiller
Solicitors & Estate Agents



- Immaculate, modern main door, lower cottage flat
- Welcoming entrance hall
- Lounge with French doors, modern fitted kitchen/breakfastroom
- Two double bedrooms
- Stylish modern shower room
- Gas central heating. Double glazing
- Private gardens to front and rear. Residents allocated parking to rear
- EPC Band B, Council tax band C

Description

This immaculate main door lower cottage flat offers generously proportioned accommodation (54m sq) on this popular modern estate close to the railway station. The well-appointed accommodation comprises a welcoming entrance hall with storage, rear facing lounge with French doors to the garden, modern fitted kitchen/breakfastroom with integrated appliances, two double bedrooms, one of which has extensive fitted wardrobes and finally, a stylish modern shower room with white two piece suite including a glazed walk in shower.





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

There is a front garden with lawn, side garden with paved bin store and a gate leads to the beautifully maintained, fully enclosed rear garden with lawn, paved patio, established flower borders with a variety of mature plants and shrubs, a wooden shed and plastic shed. There is an allocated parking space to the rear with unrestricted on street parking available to the front of the property.

Extras

All the fitted floor coverings, blinds, curtains, integrated gas hob, oven, chimney style cooker hood, dishwasher, fridge/freezer, wooden and plastic sheds are included within the sale price.

Home Report

The property has been valued at £185,000 and the Home Report is available via the ESPC link.

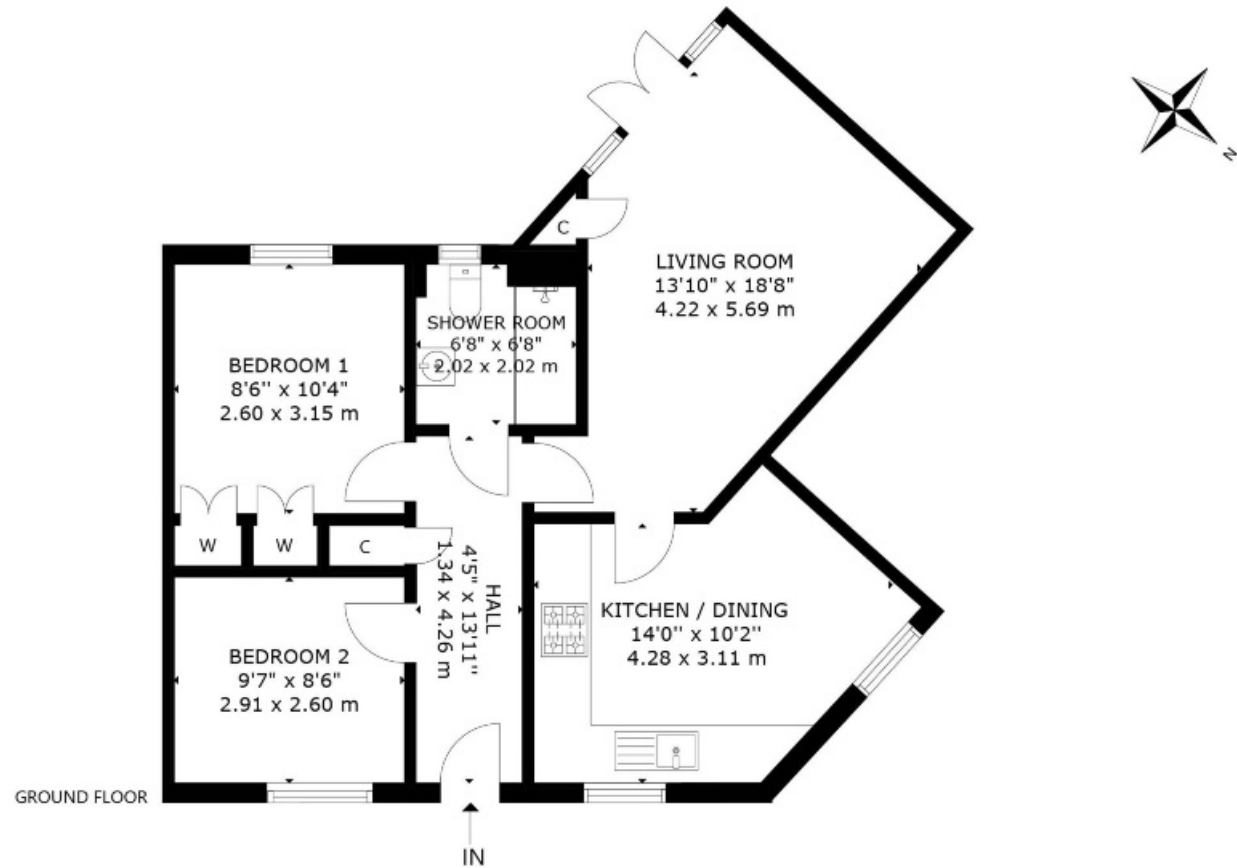
Factors

There is a monthly charge of approximately £17 payable to Ross & Liddell Factors for the upkeep of the communal grounds.

Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR

7 ROWBERRY WALK, PRESTONPANS, EH32 9GH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 677 SQ FT / 63 SQ M

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

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