

70 Blink O'Forth, Prestonpans, EH32 9GA



Description

Impressive detached villa commanding an enviable cul de sac setting on this established residential estate close to excellent local amenities and train station. The property is offered to the market in good decorative order and provides generously proportioned living space which comes with the added attraction of a sunny enclosed rear garden.

Features

- Welcoming hallway and WC
- Spacious living room with box bay window
- Large kitchen/dining room featuring French doors opening to the garden
- Utility room
- Generous master bedroom with two fitted wardrobes and en-suite shower room
- Three further double bedrooms all with fitted wardrobes
- Principal bathroom consisting of white suite with separate shower enclosure
- Gas central heating and double glazing
- Integral garage and driveway

Extras

All the fitted floor coverings, blinds, integrated hob, oven, washing machine, dishwasher, fridge and freezer are included.

EPC Rating: C

Price and Viewing

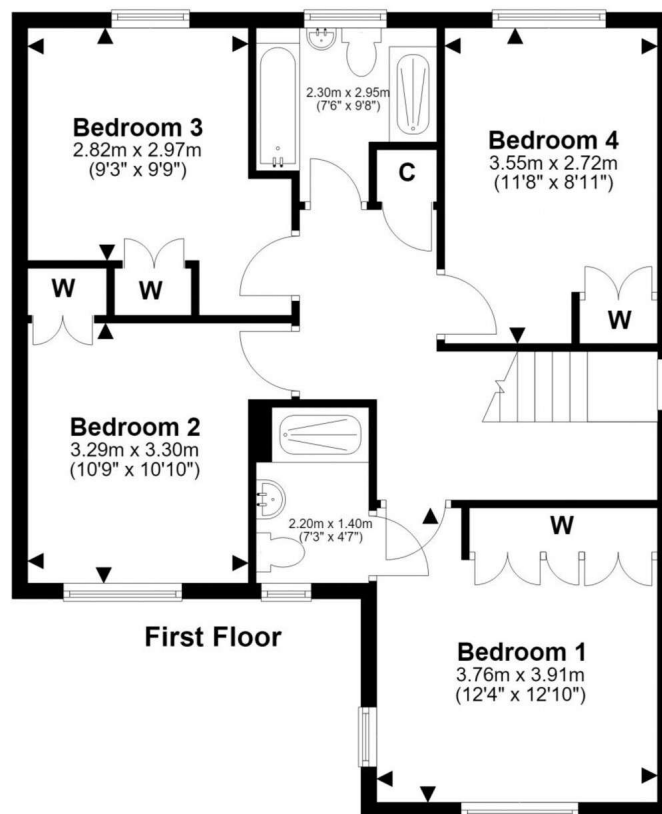
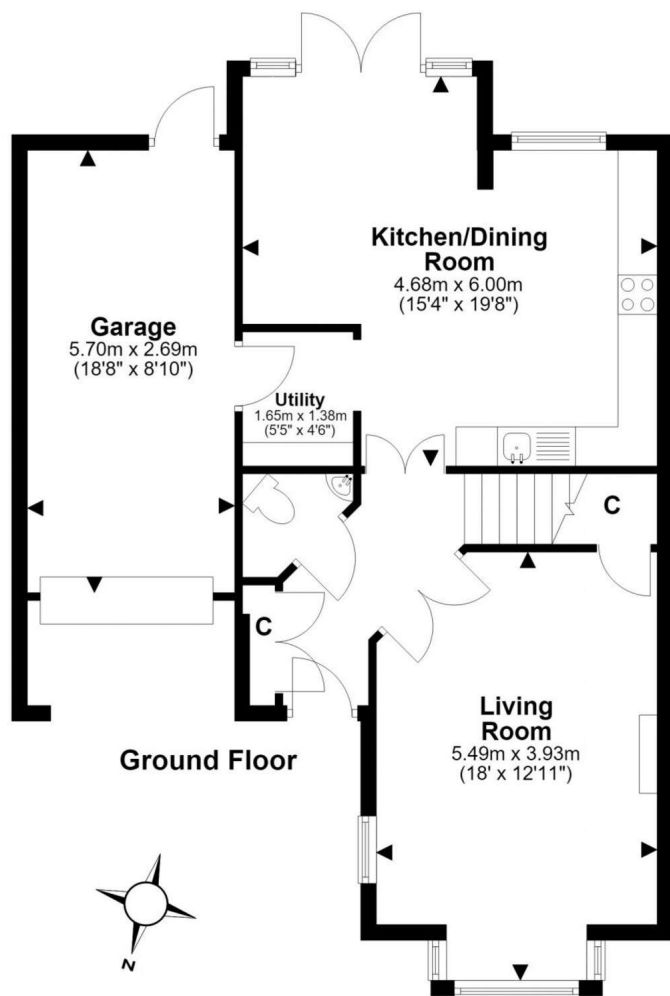
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by countryside and beautiful beaches. The town is an extremely popular commuter base, having its own train station and being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass. 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

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