

FIXED PRICE £290,000

51 Pithead Heights
Prestonpans, EH32 9FW

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Solicitors & Estate Agents



- Spacious modern end terraced villa
- Hall, WC, bright dual aspect livingroom
- Modern fitted Kitchen/diningroom
- Three generous bedrooms, en suite shower room
- Family bathroom with shower
- Gas central heating. Double glazing
- Private gardens to front and rear. Private parking
- EPC Band B, Council tax band E

Description

This is an immaculate end terraced villa offering generously proportioned (87m sq) accommodation on this modern residential estate close to excellent local amenities and train station. The accommodation, all in excellent decorative order benefits from gas central heating and double glazing throughout. It comprises an entrance hall with storage cupboard and WC, dual aspect livingroom with deep storage cupboard, spacious modern fitted kitchen/diningroom with appliances and French doors to the garden. Upstairs there is a landing with storage cupboard and a hatch to the attic, master bedroom with built in wardrobes and en suite shower room, two further bedrooms and finally, a part tiled family bathroom with three piece white suite and 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 & Parking

The property is situated on a generous corner plot with the wraparound front garden having a lawn and a paved path leading to the rear garden. A gate leads from the front garden to the larger, fully enclosed, walled rear garden with lawn, paved patio and plastic storage shed.

Extras

All the fitted floor coverings, blinds, integrated gas hob, oven, chimney style cooker hood, automatic washing machine, dishwasher, fridge/freezer and plastic storage shed are included within the sale price.

Home Report

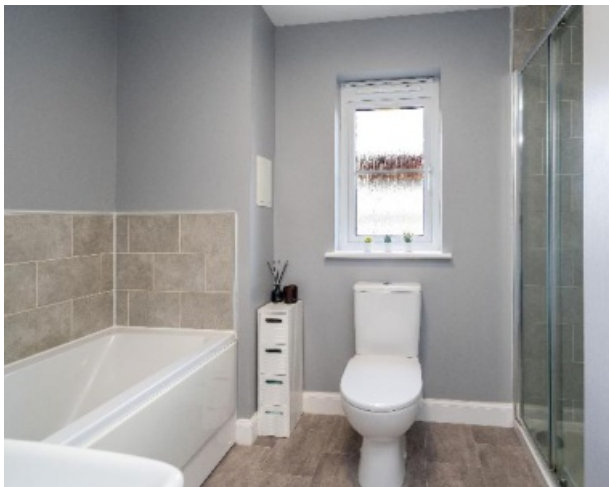
The property has been valued at £285,000 and the Home Report is available via the ESPC link.

Factors

The property is factored by Ross & Liddell with annual charges of approximately £150.

Viewing

By appointment telephone Agents on 0131 665 3131.



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