

OFFERS OVER £175,000

40 Suthren Yett

Prestonpans, EH32 9GL

drummondmiller

Solicitors & Estate Agents



- Immaculate, modern ground floor flat
- Welcoming entrance hall
- Lounge, modern fitted kitchen/breakfastroom
- Two double bedrooms, one en suite
- Bathroom with modern three piece white suite
- Gas central heating. Double glazing
- Communal rear garden. Residents parking to rear
- EPC Band C, Council tax band C

Description

This immaculate ground floor flat offers generously proportioned accommodation (61m sq) on this popular modern estate close to the railway station. The well-appointed accommodation comprises a welcoming entrance hall with storage, front facing lounge, modern fitted kitchen/breakfastroom with integrated appliances, two double bedrooms, one of which has extensive fitted wardrobes and a stylish en suite shower room. Finally there is a family bathroom with white three piece suite including a shower and screen over the bath.





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

There is a small communal front garden with lawn and a larger communal rear garden with rotary dryer which gives access to the residents car park. There is also 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 and fridge/freezer are included within the sale price.

Factors

There is a monthly charge of approximately £75 payable to James Gibb Residential Factors for the upkeep of the communal areas.

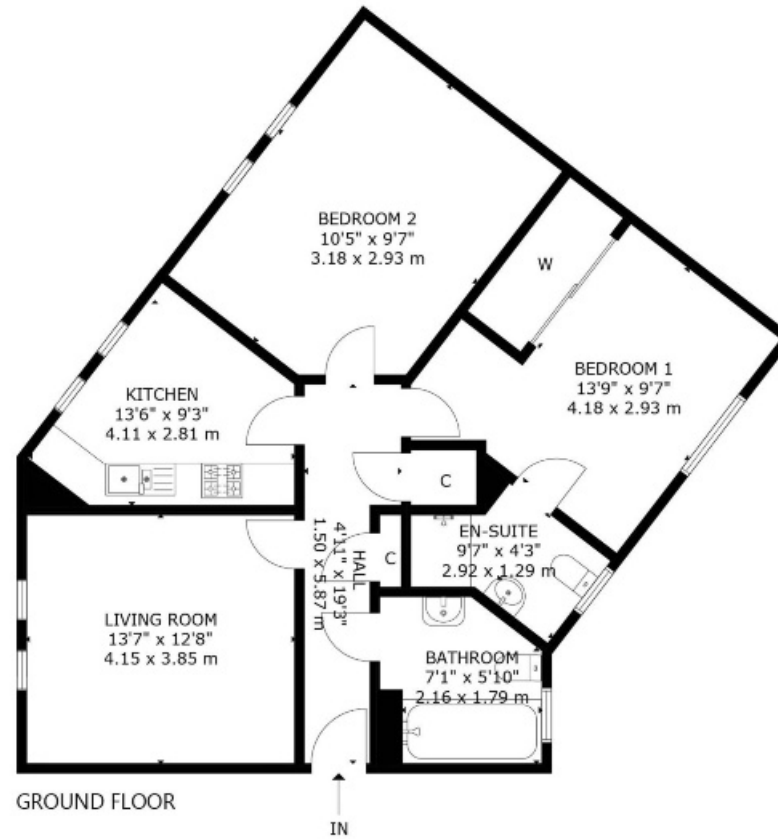
Home Report

The property has been valued at £180,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





40 SUTHREN YETT, PRESTONPANS, EH32 9GL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 919 SQ FT / 85 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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