

OFFERS OVER £270,000

87 Inchview North  
Prestonpans, EH32 9SE

drummondmiller  
Solicitors & Estate Agents



- Immaculate detached villa with stunning sea views
- Hall, Livingroom
- Modern fitted kitchen/diningroom
- Three generous bedrooms
- Stylish modern shower room
- Gas central heating. Double glazing
- Enclosed courtyard style garden. Private parking space
- EPC Band C, Council tax band E

### Description

This is a spacious detached villa offering generously proportioned (81m sq) accommodation with stunning sea views located on this established residential estate close to the excellent local amenities on Prestonpans High Street. The accommodation is in excellent decorative order and benefits from gas central heating and double glazing throughout. It comprises a welcoming entrance hall, livingroom with patio doors and outlook over the Firth of Forth, modern fitted kitchen/diningroom with appliances and door to the garden. Upstairs there are three bedrooms, two of which have fitted wardrobes and views of the sea, finally, there is a stylish modern shower room with two piece white suite and walk in shower cabinet. There is a floored attic with Ramsay ladder and Velux window offering excellent storage.





### 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, banks, 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 enclosed rear garden is built into the sea wall and offers fantastic views over the Forth, it is paved for ease of maintenance with wooden decking and a gate to the front of the property. There is a private parking space located to the side of the properties.

### Extras

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

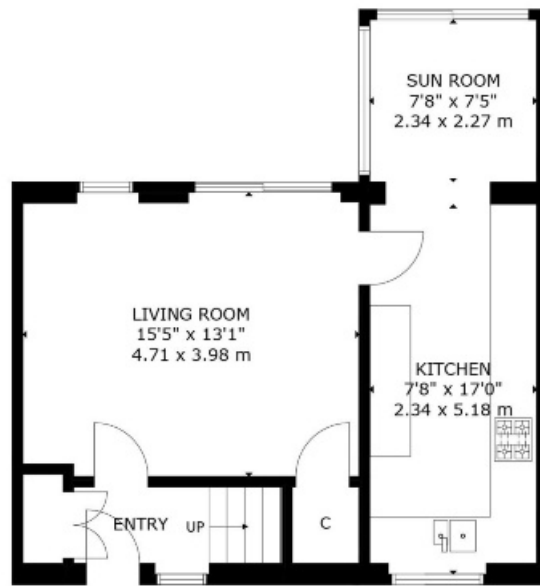
### Home Report

The property has been valued by a surveyor and is valued at £275,000. The Home Report is available to download via the ESPC link.

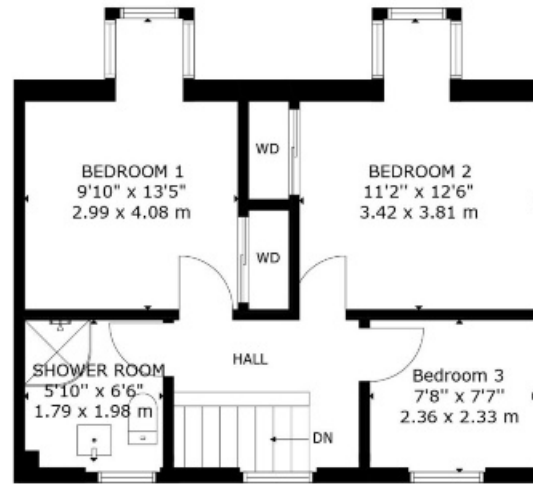
### Viewing

By appointment telephone Agents on 0131 665 3131

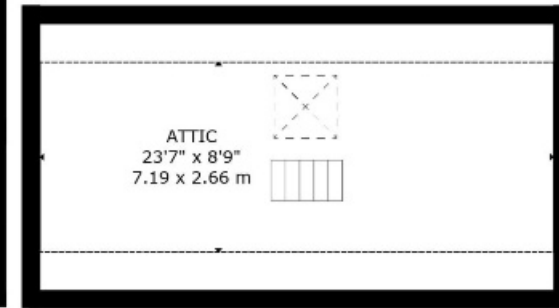




FIRST FLOOR



SECOND FLOOR



ATTIC



87 INCHVIEW NORTH, PRESTONPANS, EH32 9SE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,017 SQ FT / 94 SQ M  
 BALCONY 50 SQ FT / 5 SQ M

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

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