

FIXED PRICE £220,000

52 Atholl View

Prestonpans, EH32 9FL

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Solicitors & Estate Agents



- Immaculate, modern mid terraced villa
- Welcoming entrance hall with WC
- Lounge, modern fitted dining kitchen
- Two double bedrooms
- Bathroom with modern three piece white suite and shower
- Gas central heating. Double glazing
- Enclosed rear garden. Driveway to front
- EPC Band C, Council tax band D

Description

This immaculate mid terraced villa offers generously proportioned accommodation (70m sq) on this popular modern estate. The well-appointed accommodation comprises at ground floor level, a welcoming entrance hall, WC, front facing lounge with double doors to the modern fitted dining kitchen with integrated appliances and a deep understair storage cupboard and French doors to the garden. A carpeted staircase leads to the L-shaped first floor landing with shelved storage cupboard and hatch to attic. It provides access to both bedrooms, one of which has extensive fitted wardrobes and a deep walk in storage cupboard. 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 and parking

There is an enclosed, well maintained garden to the rear of the property which has been pebbled for ease of maintenance with a large wooden deck, artificial lawn and a gate to the rear path. To the front is a driveway providing off street parking.

Extras

All the fitted floor coverings, blinds, curtains, integrated induction hob, oven, cooker hood, fridge, automatic washing machine and dishwasher are included within the sale price.

Home Report

The property has been valued at £225,000 and the Home Report is available via the ESPC link.

Factors

There is an annual charge of approximately £247.57 payable to Green Belt for the upkeep of the communal areas.

Viewing

By appointment telephone Agents on 0131 665 3131



52 ATHOLL VIEW, PRESTONPANS, EAST LoTHIAN, EH32 9FL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 759 SQ FT / 71 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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