



Floor plans are indicative only - not to scale.

**Drummond Miller are Members of the ESPC and PTP**

While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective Purchasers are advised to have their Solicitors Note interest with Drummond Miller LLP

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NO OBLIGATION MARKET APPRAISAL



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13 Redburn Road, Prestonpans, EH32 9BW  
Offers Around £135,000



*“Bright and spacious end terraced family villa in superb decorative order throughout”*

- Bright and spacious end terraced family villa in superb decorative order..
- Entrance vestibule, hall, spacious lounge, modern fitted kitchen.
- Three double bedrooms. Bathroom with shower.
- Gas central heating and double glazing
- Gardens to front and rear.

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. 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. Prestonpans has its own railway station.

This is a spacious end terraced villa on an elevated plot offering superb family accommodation, all in superb decorative order. The ground level accommodation comprises entrance vestibule with understair storage

cupboard, welcoming reception hall with stairs to upper floor, good sized front facing lounge with feature fireplace and gas fire, modern fitted kitchen with the gas cooker and automatic washing machine included as well as four pantry/storage cupboards and a family bathroom with three piece white suite including corner bath with shower and screen over. The upper floor accommodation comprises hall with window to front and a generous storage cupboard and three double bedrooms all with storage. The property benefits from gas central heating and double glazing throughout. There is a garden to front and a large rear garden with lawn, established plants, shrubs and trees as well as two wooden storage sheds.

**VIEWING**

By appointment telephone Agents on 0131 665 3131

**EXTRAS**

All fitted carpets, blinds, gas cooker, automatic washing machine and two wooden sheds.

**ENTRANCE VESTIBULE**

**HALL**

**SITTINGROOM 14'4 x 13'2**

**KITCHEN 9'5 x 6'8**

**BATHROOM 8'1 x 6'8**

**BEDROOM 1 14'3 x 10'1**

**BEDROOM 2 11'8 x 9'7**

**BEDROOM 3 13'0 x 9'7**