

OFFERS OVER £270,000

1a Polwarth Crescent
Prestonpans, EH32 9PW

drummond**miller**
Solicitors & Estate Agents



- Modern detached bungalow
- Lounge with french doors
- Modern fitted kitchen/breakfastroom
- Two double bedrooms, one single bedroom
- Stylish modern shower room
- Gas central heating. Double glazing
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- Enclosed wrap around gardens. Single garage & driveway
- EPC Band C, Council tax band D

Description

This is a modern detached bungalow, built in 2021 and offers generously proportioned and flexible accommodation (77m sq). The property is in true “move in” decorative order and benefits from gas central heating, solar panels & double glazing throughout. It comprises, a welcoming entrance hall with storage, side facing lounge with French doors to the garden, modern fitted kitchen/breakfastroom with appliances and door to the rear, large double bedrooms with French door to the garden and excellent built in storage, a single bedroom and a modern, stylish part tiled shower room with two piece white suite and walk in glazed shower. Upstairs is a large double bedroom with velux windows and excellent fitted 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 supermarkets, 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 generous wrap around garden with a poured concrete front driveway providing off street parking for a number of cars and leading to the detached single garage with up and over front door, power, light and an electric car charging point. The gated, fully enclosed side garden has an artificial lawn, composite decking, raised planters and a wooden shelter with hot tub.

Extras

All the fitted floor coverings, blinds, curtains, integrated induction hob, double oven, microwave, cooker hood, fridge/freezer and dishwasher are included within the sale price.

Home Report

The property has been valued by a surveyor at £275,000 and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





1A POLWORTH CRESCENT, PRESTONPANS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 902 SQ FT / 84 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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