OFFERS OVER £190,000

34 Polwarth Crescent
Prestonpans, EH32 9PN

drummondmiller
Solicitors & Estate Agents



- Spacious semi detached villa
- Requiring some modernisation and upgrading
- Hall, Livingroom with gas fire
- Fitted kitchen with appliances
- Two double bedrooms, fully tiled bathroom
- Gas central heating. Double glazing
- Large gardens to front, side and rear. Driveway
- EPC Band D, Council tax band C

Description

This is a rarely available semi detached villa offering generously proportioned (73m sq) accommodation with an open outlook to the rear, on this established residential estate close to excellent local amenities and train station. The accommodation, now requires some modernisation and upgrading but benefits from gas central heating and double glazing. It comprises an entrance hall with storage cupboard, livingroom with gas fire set within an attractive surround, fitted kitchen with appliances and door the rear garden. Upstairs there are two double bedrooms, one with extensive fitted, mirror fronted wardrobes and a fully tiled bathroom with three piece white suite including an electric shower, curtain and rail 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 a generous front garden which is gated with a raised and pebbled planter and a textured, poured concrete driveway providing off street parking. A pebbled path leads around the side of the house giving access to a large wooden shed with power and light and is gated to the fully enclosed, larger, rear garden which has an extensive paved patio, lawn, wooden decking, a small wooden shed, outside tap and power point.

Extras

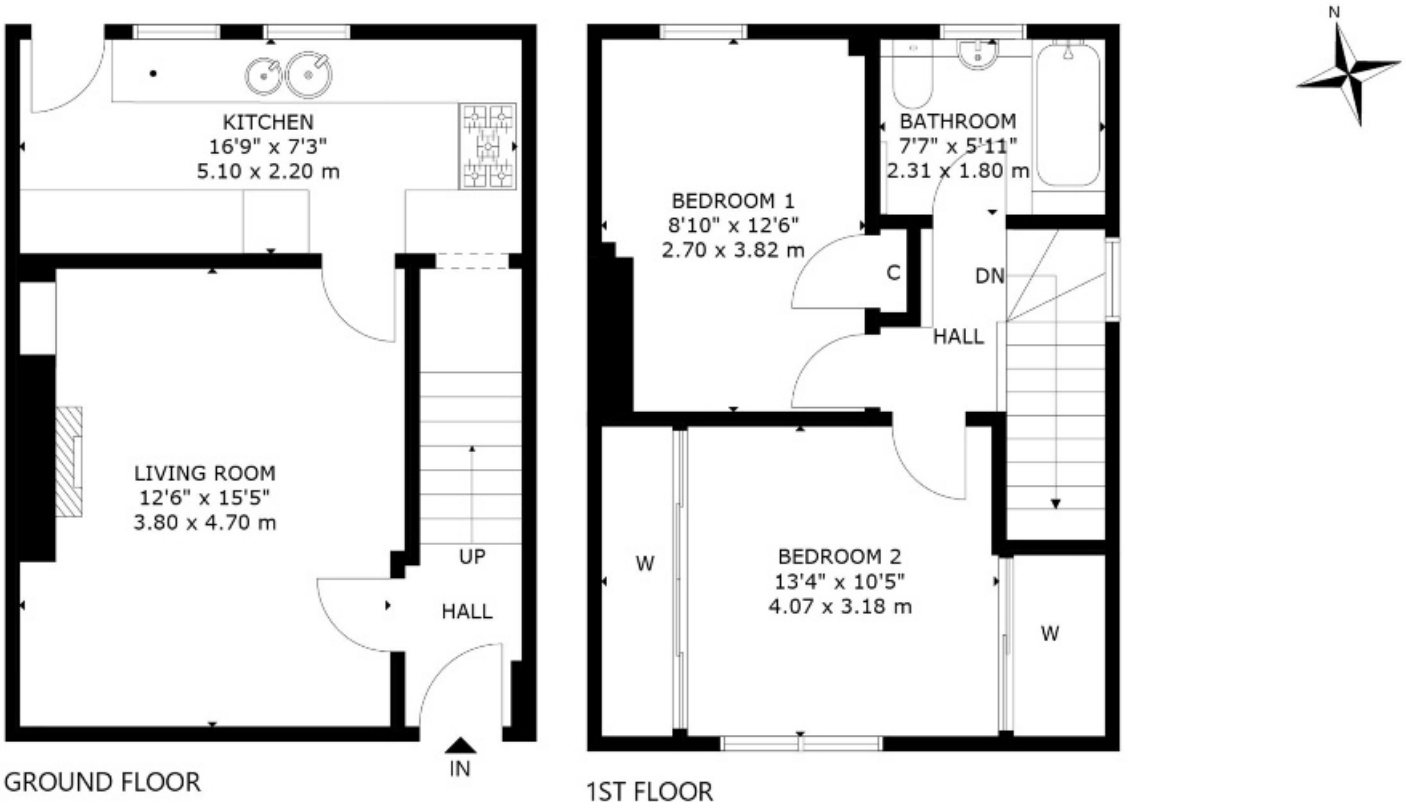
All the fitted floor coverings, blinds, curtains, gas range style cooker, automatic washing machine, fridge/freezer and two wooden sheds are included within the sale price.

Home Report

The property has been valued at £195,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131



34 POLWARTH CRESCENT EH32 9PN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 657 SQ FT / 61 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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