

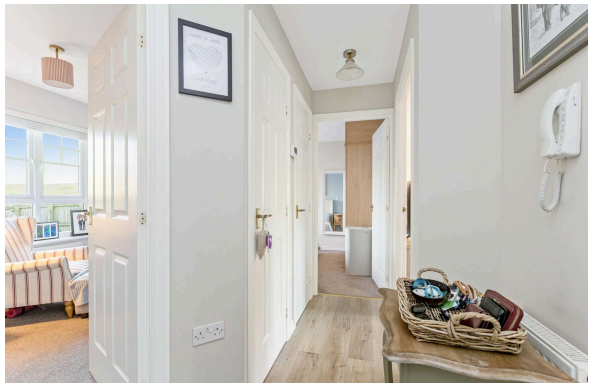
108/2 Atholl View

PRESTONPANS | EH32 9FL

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Attractively presented two-bedroom ground floor flat with a pleasant outlook, boasting a lovely position tucked away on the development and within close proximity to the Railway Station and the A1. This is a beautiful home with a spacious living room with space for both relaxation and dining, a stylish fitted kitchen currently comprising a washing machine, gas hob, oven and fan, fridge/freezer, boiler cupboard and dishwasher. There are two well-proportioned bedrooms both with built in wardrobes and completing the accommodation is the bathroom with waterfall shower over the bath and a heated towel rail. Externally there is a shared garden and a residents car park with an allocated parking space.

- Entrance hall with two storage cupboards
- Spacious living room with space for dining
- Stylish fitted kitchen
- Two well-proportioned bedrooms
- Bathroom with waterfall shower over the bath
- Gas central heating and Double glazing
- Shared garden
- Allocated parking space

Council Tax band C, EPC rating C

Included in the sale will be the cooker, fridge freezer, dishwasher, washing machine, and all Venetian blinds.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







Factor - Trinity Factors; Approx monthly fees of £95, includes buildings insurance. Green belt (estate greenery maintenance) yearly charge £200 per year

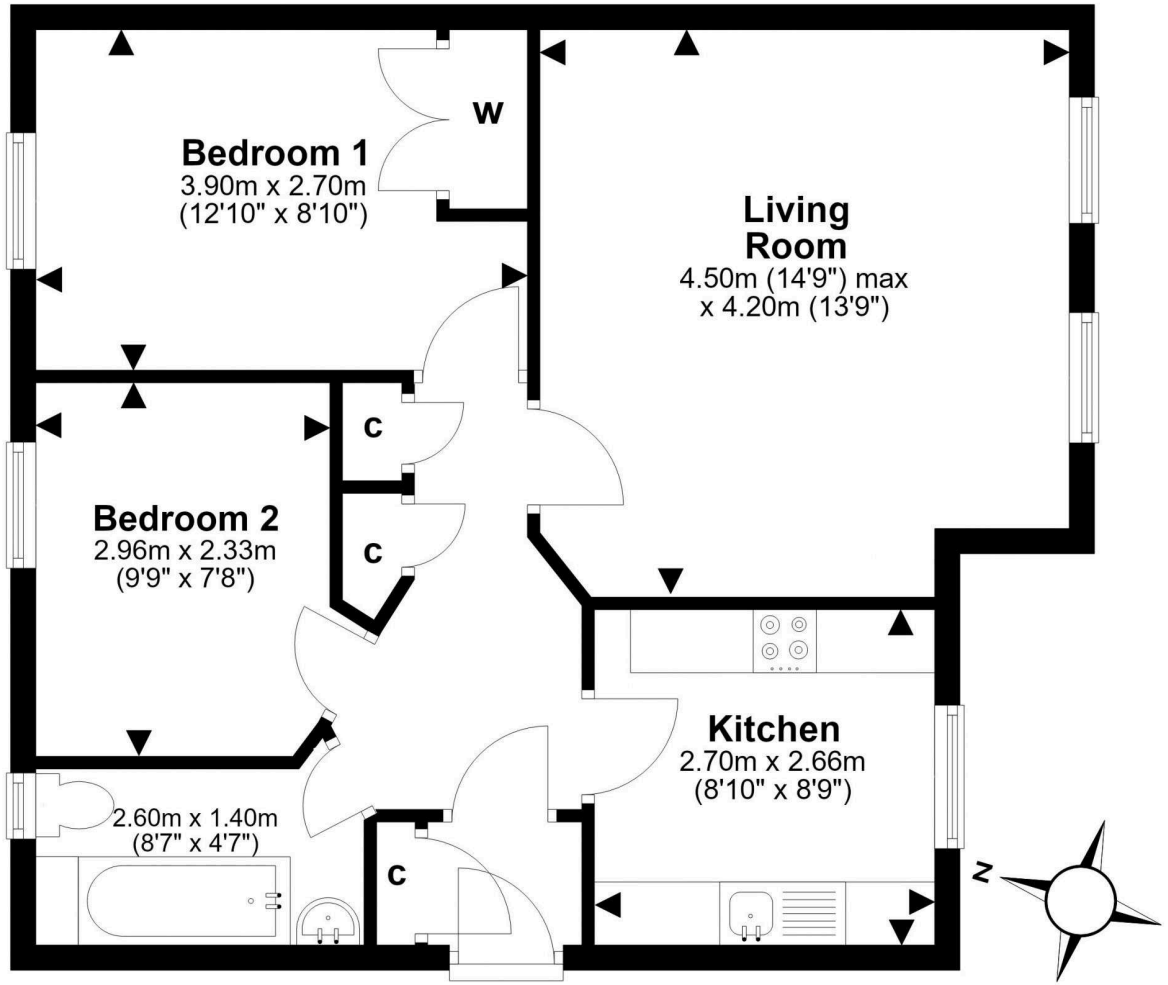
The popular and historic East Lothian coastal town of Prestonpans is located within convenient commuting distance of Edinburgh. The property enjoys an enviable location yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer, including a variety of shops, take-aways and a Lidl supermarket. For a more comprehensive range of amenities, Musselburgh is just a little further afield, and Fort Kinnaird Retail Park is only a short drive away hosting several clothing shops, restaurants, and entertainment facilities. Schooling is well represented from nursery to senior level, while leisure activities include coastal walks, and there are sports facilities at the Meadowmill Sports Centre. The property is close to an efficient public transport network, including direct buses and trains to Edinburgh and North Berwick. The city bypass and A1 are also within easy reach for commuting further afield.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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