OFFERS OVER £170,000

48 Grange Crescent West
Prestonpans, EH32 9LY

drummondmiller
Solicitors & Estate Agents



- Spacious & bright end terraced villa
- In excellent condition throughout
- Hall, Livingroom with gas fire
- Modern fitted kitchen with appliances
- Two double bedrooms, fully panelled bathroom
- Gas central heating. Double glazing
- Large gardens to front, side and rear. On street parking
- EPC Band C, Council tax band C

Description

This is a bright, well proportioned end terraced villa offering generously proportioned (73m sq) accommodation on this established residential estate close to excellent local amenities and train station. The accommodation, all in excellent decorative order benefits from gas central heating and double glazing. It comprises an entrance vestibule with staircase, front facing livingroom with gas fire set within an attractive surround, modern fitted kitchen with integrated appliances, understair storage and door the rear garden. Upstairs there are two double bedrooms, one with extensive fitted, mirror fronted wardrobes and a modern, fully panelled shower room with two piece white suite and walk in shower cabinet.













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 and pebbled. A pebbled path leads around the side of the house giving access to the larger, rear garden which has an extensive lawn, paved patio, established borders, outside tap and two wooden sheds. There is ample unrestricted on street parking available to the front of the property.

Extras

All the fitted floor coverings, blinds, curtains, integrated gas hob, oven, chimney style cooker hood, automatic washing machine, tumble dryer, fridge/freezer, freezer and two wooden sheds are included within the sale price.

Home Report

The property has been valued at £175,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131



48 Grange Crescent West, Prestonpans, EH32 9LY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 603 SQ FT / 56 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

drummondmiller
Solicitors & Estate Agents

Call us on **0131 229 3399** or
email **property@drummondmiller.co.uk**
drummondmiller.co.uk

Local People. Local Offices.

Bathgate	Dalkeith	Edinburgh	Glasgow	Musselburgh
01506 656 645	0131 663 9568	0131 229 3399	0141 332 0086	0131 665 3131

espc