



119 Polwarth Terrace, Prestonpans

Offers Over £195,000



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Prestonpans, Prestonpans

Charming Semi-Detached Bungalow, beautiful gardens, driveway. 2 double bedrooms, modern interior with fitted kitchen, conservatory, utility room & shower. Gas central heating & UPVC windows/doors.

Tenure: Freehold

- Walk-in Condition
- Modern Kitchen and Shower Room
- Conservatory
- Utility Room
- Driveway for several cars
- Close to Mercat Gait Centre with Swimming Pool
- Close to Railway Station
- Easy Access to the A1 to Edinburgh and south to North of England
- Gas Central Heating with Combi Boiler
- UPVC Double Glazed Windows and Doors
- Partially floored attic with Ramsay adder





Vestibule

Access through UPVC door with opaque double glazed insets. Glazed door to hall. Laminate flooring.

Hall

Welcoming hallway with doors to lounge, bedrooms and shower room. Hatch to partially floored attic with Ramsay ladder and light, and housing combi gas central heating boiler. New fitted carpeting through hall, lounge and bedrooms. Radiator.

Lounge

13' 9" x 13' 0" (4.20m x 3.95m)

Spacious sitting room with front facing window and fitted blinds. Recess with cupboard under. Fireplace with gas fire (not working), marble inset and hearth. Glazed doors to hall and fitted kitchen. Radiator.

Fitted Kitchen

10' 7" x 6' 9" (3.23m x 2.06m)

Modern kitchen fitted with base and wall mounted units, drawers, Bosch eye level oven and microwave, ceramic hob, extractor hood and glass splashback, integrated fridge, stainless steel sink, side drainer and mixer tap, complementary worktops with tiling above. Laminate flooring, designer vertical radiator. Glazed doors to lounge and conservatory.

Conservatory

9' 4" x 7' 5" (2.85m x 2.25m)

Currently used as a dining room overlooking the well stocked garden. New fitted carpet, radiator.

Utility Room

Useful room. The washing machine and fridge are included but are not warranted. Worktop, new vinyl floorcovering, radiator. Two opaque glazed windows.

Bedroom One

11' 11" x 10' 1" (3.62m x 3.08m)

Spacious double bedroom with wall to wall fitted wardrobes offering an abundance of shelves and hanging rails. Front facing window with fitted blinds. Radiator.



GARDEN

Well stocked gardens to front and rear. Garden shed.
Outside water tap to side.

ON DRIVE

2 Parking Spaces





KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/



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