



Semi Detached House

Lounge

Kitchen

3 Bedrooms

Bathroom

Front and Back Gardens

Driveway

Offers over £180,000



A three bedroom semi-detached family house with front and back gardens and a driveway. In need of renovation.



Location

Situated on the south shore of the Firth of Forth, Prestonpans is a popular East Lothian town, set amid pleasant open countryside with excellent beaches nearby at Port Seton, Longniddry, Aberlady and Gullane. There is good local shopping with a choice of supermarkets and an excellent variety of small local shops providing for everyday requirements as well as more extensive outlets just a short drive away at Fort Kinnaird and Gyle Shopping Centres. There are frequent bus services to Edinburgh as well as a railway station at Prestonpans which takes you to the Edinburgh Waverley in just 15 minutes. The A1 is close by, leading to the City Bypass and Scotland's motorway network.

General Information

A Home Report is available for this property. It can be downloaded from escp.com or requested from Forsyth Solicitors.

The Home Report Valuation is £190,000.

The approximate size is 81m² and it was built around 1950. It is rated EPC D and Council Tax Band C.

The property has mains water, electricity and gas. There is gas central heating and double glazing. The boiler was installed in 2021 and has a service contract.

Viewing

Call 07757 970 850 or submit an ESPC Viewing Request (Mailbox monitored and viewings arranged at the weekend.)



HALL

On the ground floor, a door leads into the lounge. On the upper floor, doors lead into the bathroom and three bedrooms. Cupboard.

LOUNGE

Good sized, dual aspect room with windows to the front and back garden and door into kitchen. The gas fire is disconnected.

KITCHEN

Fitted kitchen with wall and base units with complementary work tops and tiling between. Sink with mixer tap. Gas cooker. Washing machine and fridge freezer. Window over rear garden. A door leads into the rear hall which has a cupboard and a door into the rear garden.

BATHROOM

With bath with over-bath electric shower unit, wc and wash hand basin. Window.

BEDROOM ONE

Double room with windows overlooking the front garden.

BEDROOM TWO

Double bedroom with window over rear garden. Cupboard.

BEDROOM THREE

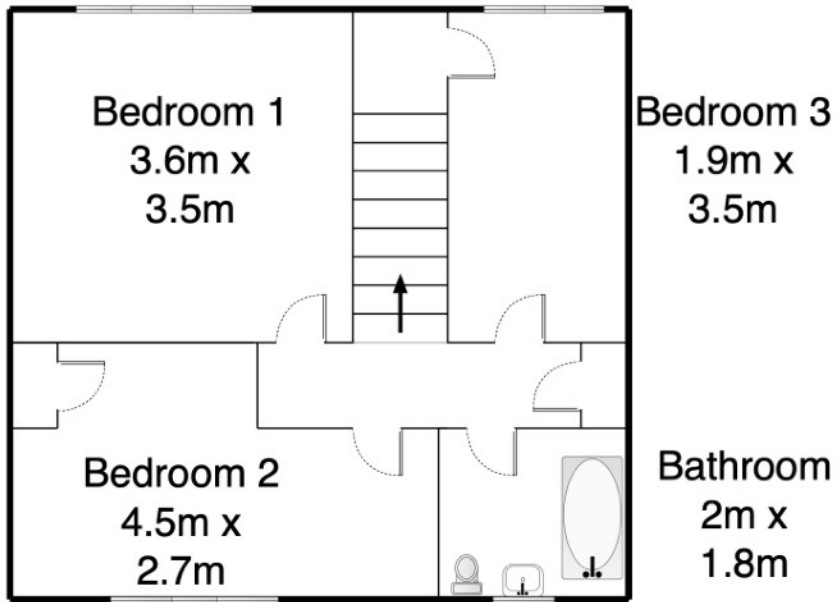
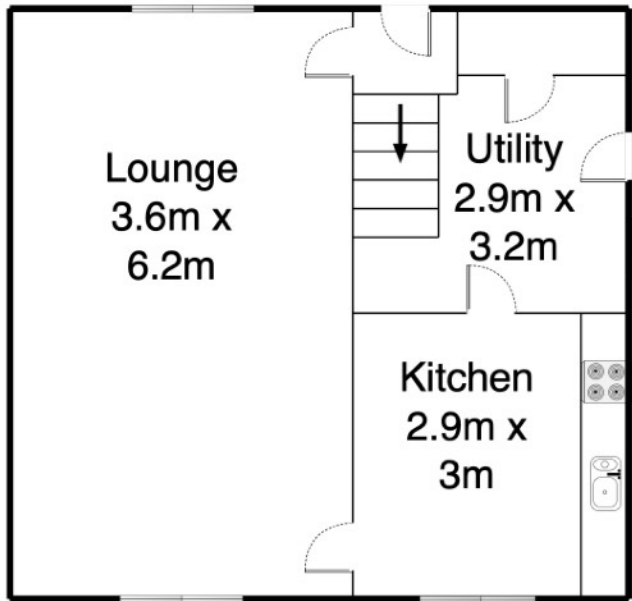
Single bedroom with window over front garden. Cupboard.

EXTERIOR

The front garden is laid to lawn with mature planting. The rear garden is predominantly laid to lawn. Driveway with parking for several cars. Shed.







Floorplan is indicative only. Not to scale.



Fixed Price Estate Agency £1000 + VAT
Includes Photography, Video Tour and For Sale Board
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Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and they do not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.