



59 Acheson Drive Prestonpans EH32 9NE

Semi Detached House

Lounge

Kitchen

2 Bedrooms

Shower Room

Front and Back Gardens

Driveway

Fixed Price £170,000

A two bedroom semi-detached family house with front and back gardens and a driveway.





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 escpc.com or requested from Forsyth Solicitors.

The Home Report Valuation is £170,000.

The approximate size is 65m² and it was built around 1950. It is rated EPC D and Council Tax Band C.

The property has mains water, electricity, broadband, phone and gas. There is gas central heating and double glazing.

Viewing

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



HALL

On the ground floor, doors lead into the lounge and the kitchen. Cupboard under the staircase. On the upper floor, doors lead into the shower room and two bedrooms.

LOUNGE

Good sized, dual aspect room with windows to the front and back garden and door into kitchen. Gas fire.

KITCHEN

Fitted kitchen with wall and base units with complementary work tops and tiling between. Sink with mixer tap. Gas hob and electric oven. Washing machine and fridge freezer. Window over rear garden. A door leads the rear garden.

SHOWER ROOM

With shower unit, wc and wash hand basin. Window.

BEDROOM ONE

Double bedroom with window over rear garden. Cupboard.

BEDROOM TWO

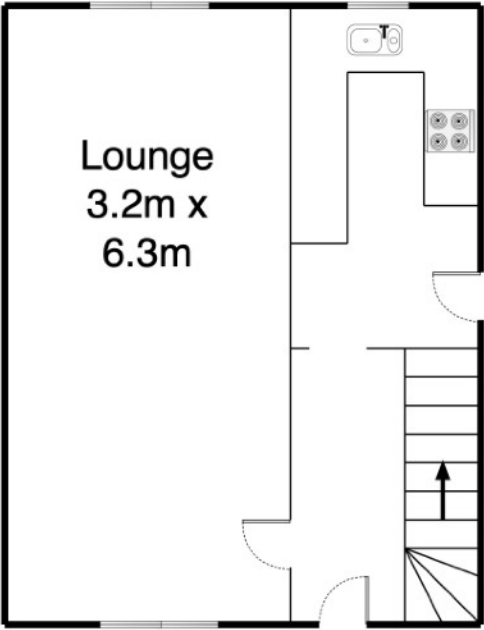
Double bedroom with windows overlooking the front garden. Cupboard.

EXTERIOR

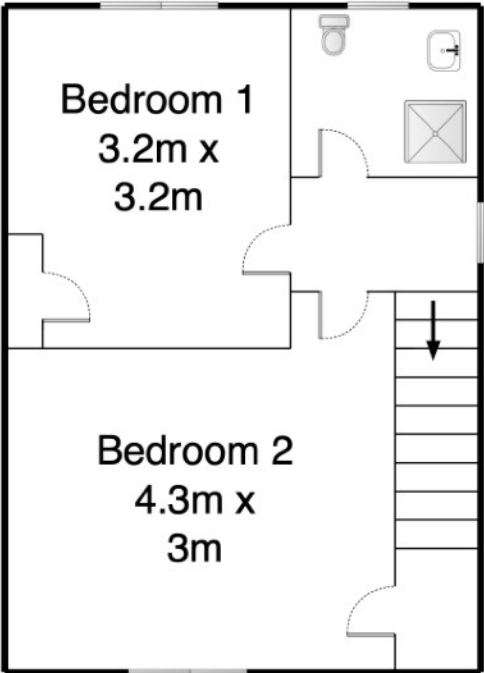
The front garden paved and has a parking space. The long rear garden is partially paved and partially laid to lawn. Shed.







Kitchen
1.9m x
3.8m



**Shower
Room**
1.9m x
1.9m

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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