



30 INCHVIEW

PRESTONPANS, EAST LOTHIAN
EH32 9BQ

OFFERS OVER £140,000

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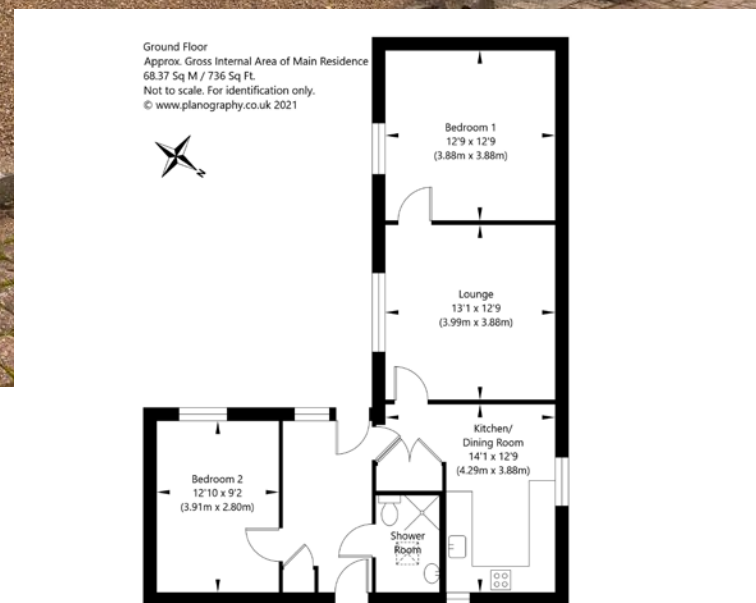
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ATTRACTIVE LINKED, TERRACED BUNGALOW
WITH PRIVATE GARDENS TO FRONT AND REAR,
CLOSE TO ALL AMENITIES AND EXCELLENT
TRANSPORT LINKS.

- ENTRANCE HALL
- BRIGHT LOUNGE
- DUAL ASPECT FITTED BREAKFASTING KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE GARDENS
- ON STREET PARKING

DESCRIPTION

30 Inchview is an attractive linked terraced bungalow situated close to excellent amenities and transport links in this popular East Lothian village. The property is entered into a spacious hallway with a useful storage cupboard and a window and door to the rear garden. Off the hallway to the left is a large double bedroom with a window to the front of the property and to the right is a lovely modern wet room style shower room. Also to the right is a dual aspect fitted kitchen with a good range of modern base and wall units and ample space for a dining table and chairs. From the kitchen you can access the lounge which has a window overlooking the rear garden and leads to a further double bedroom, also with a window overlooking the rear garden. Gas central heating and double glazing have been installed and the property has a private garden to the front, landscaped with stone chippings and a further private garden to the rear with a patio, an area of artificial lawn and a variety of shrubs. Early viewing is recommended to appreciate the accommodation on offer.

LOCATION

Prestonpans is a popular residential area, located on the shores of the Firth of Forth. It is located approximately 12 miles to the east of Edinburgh City Centre and is close to the historic town of Musselburgh. Prestonpans and adjoining Port Seton offer a good range of amenities, including small supermarkets and a variety of independent and specialist shops, banking and Post Office services. Further shopping is available at nearby Haddington, Tranent and Musselburgh and Fort Kinnaird Retail Park at Newcraighall, where you can find an extensive range of shopping facilities, is a short drive away via the nearby A1 and there is also an Asda Hypermarket at The Jewel. East Lothian has world famous golf links and further leisure opportunities include a leisure centre and pleasant walks along the many sandy beaches in the area. Schooling is available in the area at all levels. Edinburgh can be easily reached by car, regular local bus service or by train from Prestonpans railway station, with services to Edinburgh Waverley in only 12 minutes. The A1 and City Bypass are also close to hand to link up with other areas.

PARKING

Ample on street parking is available.

EXTRAS

The carpets and flooring, curtains and blinds, cooker, washing machine, tumble dryer are all included in the sale. The wardrobes in both bedrooms can also be included if desired.

