



PRESTONPANS
34 ATHOLL VIEW

OIRO £140,000

 **GSB PROPERTIES**
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PRESTONPANS 34 ATHOLL VIEW

OIRO £140,000

VIEWING: OWNER

07850005502 or TELEPHONE

GSB PROPERTIES

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STYLISH TERRACED VILLA

PLEASANT CUL-DE-SAC

LOCATION

MODERN RESIDENTIAL

DEVELOPMENT

ENTRANCE HALL

CLOAKROOM

LOUNGE

KITCHEN/DINING ROOM

2 DOUBLE BEDROOMS

BATHROOM

FRONT & REAR GARDENS

2 CAR DRIVEWAY

GAS CENTRAL HEATING

DOUBLE GLAZING

General Description

34 Atholl View forms part of a modern residential development located on the edge of the town and is pleasantly situated in a small and quiet private cul-de-sac which is shared by another three properties.

Prestonpans is a popular coastal town for those commuting into Edinburgh. The City Bypass is only a few minutes away and provides ready access to the city centre, airport and motorway network leading north and west. There are regular train services from the local station again only 10 minutes walk from the property and the journey time to the centre is under 15 minutes. Prestonpans has a good shopping centre, schooling for all ages and within the immediate area there are a wide range of leisure and recreational facilities. East Lothian's beautiful countryside and fine coastline are both virtually on the door step.

This terraced property built by George Wimpey Homes, which formed part of the Saltings development, offers good living accommodation with a flexible layout. It has been well maintained, is in excellent decorative order and is an easily and economically run home with full gas fired central heating and double glazing and there is ample power outlets, TV and telephone connection points throughout. Outside, there is a garden with private, double driveway in front and a larger rear garden, which has been slabbed for easy maintenance.

This is an attractive home in a quiet private location. Set at a very realistic fixed price, early viewing is highly recommended with immediate entry available.

Accommodation

ENTRANCE HALL

Part glazed front door with feature stained glass insert and further side window, leads into the hall which gives access to the lounge, cloakroom and stairs leading to the upper floor accommodation. Fitted carpet.

CLOAKROOM

Useful downstairs W/C fitted with a modern white WC and wash hand basin. Vinyl flooring and frosted window to the front aspect.

LOUNGE 4.40m x 3.51m (14'05" x 11'06")

A bright and well-proportioned room with a pleasant open outlook to the front of the property. Attractive modern fireplace fitted with a feature electric fire. Fitted carpet, TV and telephone connection points. Double doors to the kitchen.

KITCHEN/DINING ROOM

4.45m x 2.70m (14'07" x 8'10")

With a window and French doors leading out to the rear garden, the kitchen is well-fitted with a range of modern base and wall mounted units with tiling over the worktops. It incorporates a stainless steel sink unit with mixer tap, built-in ceramic hob, electric oven and canopy extractor fan. Integrated dishwasher, fridge/freezer and washer/dryer. There is also a large built-in storage cupboard. Tiled flooring.

LANDING

Straight staircase leading to the upper landing. Hatch to well-insulated attic space above, built-in cupboard with shelves and hanging space. Fitted carpet to stairs and landing.

BEDROOM 1 3.56m x 2.71m (11'8" x 8'11")

Double bedroom overlooking the front of the property. Built-in fitted wardrobe and a further deep storage cupboard. Fitted carpet, television connection point and telephone port.

BEDROOM 2 3.84m x 2.52m (12'7" x 8'5")

Second double bedroom to the back of the property, television connection point and fitted carpet.

BATHROOM

Fitted with a three piece white suite, comprising low level WC, wash hand basin set in vanity unit and bath with power shower over. Glazed window, extractor fan and fully tiled walls and floor.

GARDENS

Open plan front garden is laid mainly to lawn. The fully enclosed rear garden has been laid for easy maintenance with paved/patio sitting area adjacent to the house, and comes with the garden shed.

PARKING

A wide driveway in front of the house provides private parking for two vehicles.

EXTRAS

Included in the sale are all fitted carpets, light fittings, blinds, hob, oven, hood, washer/dryer, fridge/freezer and dishwasher. Garden shed.

COUNCIL TAX BAND - D



34 ATHOLL VIEW, PRESTONPANS
Measurements are approximate. Not to scale. Illustrative purposes only.
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HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

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