



 **GSB PROPERTIES**

**PRESTONPANS**  
30 PRESTON CROSS COTTAGES EH32 9EJ



## LOVELY TERRACED COTTAGE IN PLEASANT RESIDENTIAL CONSERVATION AREA

### LOCATED WITHIN EASY REACH OF ALL AMENITIES

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- SHOWER ROOM
- DOUBLE BEDROOM
- FRONT GARDEN
- VIEWS OF PRESTON TOWER
- DOUBLE GLAZING
- GAS CENTRAL HEATING



**VIEWING:**  
TELEPHONE GSB PROPERTIES  
**01620 825368**



### LOCATION

Prestonpans is a popular coastal town as it is only a few minutes away from the City Bypass and is ideally placed for those commuting into Edinburgh by car, by regular bus service or by train from the local railway station. The town has an excellent shopping centre, Primary and Secondary schooling and within the immediate area there is a wide range of leisure and recreational facilities which includes the new swimming pool. There are also sports facilities and an indoor bowling centre at Meadowmill. The town is also well placed for easy access to East Lothian's beautiful countryside and fine coastline.

### DESCRIPTION

30 Preston Cross Cottage, is a well maintained mid terraced property, with a fantastic outlook onto Preston Tower. The property is located within easy reach of one of the oldest Merkat Crosses. The property briefly comprises of Entrance vestibule, hallway, living room, kitchen, shower room and double bedroom. It is also an easily and economically run home with full gas fired central heating and quality double-glazing and there are ample power outlets throughout.

It is an ideal home for a first time buyer, single person or an investment. Viewing is highly recommended.

### SPECIFICATION

Entrance Vestibule	
Hallway	
Living Room	4.39m x 3.18m (14'5 x 10'5)
Kitchen	3.15m x 2.45m (10'4 x 8'0)
Bedroom	3.37m x 2.97m (11'1 x 9'9)
Shower Room	1.97m x 1.75m (6'6 x 5'9)

### EXTRAS

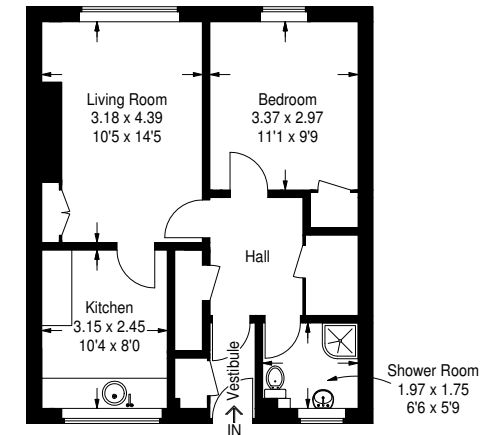
All floor coverings and light fittings.

### COUNCIL TAX BAND

B

### ENERGY RATING

C



### HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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.

### OFFERS TO:

**GSB PROPERTIES**

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