PRESTONPANS
87 HIGH STREET

OFFERS OVER £69,000

GSB PROPERTIES

TO VIEW TELEPHONE 01620 825368 **WEB** www.gsbproperties.co.uk

PRESTONPANS
87 HIGH STREET

OFFERS OVER £69,000

DOUBLE UPPER FLAT IN CONVENIENT CENTRAL LOCATION
IN NEED OF MODERNISATION

COMMUNAL STAIRCASE
ENTRANCE HALL
LOUNGE/DINING ROOM
KITCHEN
SPLIT LEVEL LANDING
3 BEDROOMS
BATHROOM
GAS CENTRAL HEATING
DOUBLE GLAZING

VIEWING: TELEPHONE
GSB PROPERTIES
01620 825368

General Description

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 including the sports facilities and indoor bowling centre of Meadowmill. The town is also well placed for easy access to East Lothian's beautiful countryside and fine coastline.

The property offered for sale is a double upper flat which offers spacious living accommodation with a flexible layout. In brief the accommodation comprises of a shared entrance with front door leading to on the first level an Entrance Hallway, Lounge/Dining Room, and Kitchen. A staircase leads to the split level landing, with bathroom and three bedrooms.

The property is a spacious flat, however is in need of modernisation and upgrading.

IMPORTANT NOTE

The property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

HOME REPORT:

The Home Report valuation on this property is £90,000. Details of the Home Report can be accessed at:-
http://www.packdetails.com/notify.htm?sr=hp19396 3&pc=EH329AD or www.gsbproperties.co.uk

Accommodation

ENTRANCE

The main door at street level leads to the shared entrance stairwell which leads to the first floor.

ENTRANCE HALL

Entrance hallway in turn leads to the lounge, with staircase leading to the second level of the property. Storage cupboard. Tiled floor.

LOUNGE/DINING ROOM

6.30m x 3.84m (20'08 x 12'07)
A comfortable sunny room with windows to the side of the property. Wooden laminate flooring.

KITCHEN 3.23m x 2.28m (10'07 x 7'05)

Fitted with a range of wall and base level units with work surface over and incorporating a stainless steel sink unit and drainer. Windows to both front and side enjoying sea views. Two storage cupboards.

SPLIT LEVEL LANDING

Staircase leads to landing with bathroom and further stairs to bedrooms. Storage cupboard at top of stairs.

BATHROOM

Fitted with a three piece suite comprising of low level w/c, wash hand basin, and panel bath.

BEDROOM 3.95m x 2.63m (12'11 x 8'07)

Double bedroom with window to side of the property.

BEDROOM 2 4.10m x 2.65m (13'05 x 8'08)

Further bedroom with window to the front aspect

BEDROOM 3 3.55m x 2.22m (11'07 x 7'03)

Smaller bedroom again with window.

COUNCIL TAX: BAND - C

GROSS INTERNAL FLOOR AREA – 73M2

AGE

The property was originally constructed circa 1970

License No: ES100012703

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.

GSB PROPERTIES

OFFERS TO:
18 HARDGATE HADDINGTON
EAST LOTHIAN EH41 3JS
TEL: 01620 825368 FAX: 01620 824671
LP 1 Haddington DX 540733 Haddington

ESPC
espc.com