



47 Wilson Avenue,
Prestonpans
EH32 9PD


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Upper Flat



accommodation

- Entrance stair
- Upper hall
- Sitting room
- Kitchen
- 2 bedrooms
- Bathroom
- Attic with Ramsey ladder

features

- Now requires modernisation & upgrading
- Double glazing
- Gas central heating
- Private rear garden
- Ideal starter home
- Great location

description

Superb potential to create a fabulous home in a quiet residential location. Conveniently located for access to the Train Station (to Edinburgh in 14 minutes) or via the A1 and/or City by-pass. Now requiring some modernisation and upgrading, yet offering excellent potential to create a fabulous home. The accommodation comprises entrance stair and upper hall, sitting room with press cupboard and fireplace, kitchen, two double bedrooms, both with storage cupboards and bathroom with white suite. There is a Ramsey style ladder in the hall which leads to a spacious Attic storage room with two velux windows. There is private garden located to the rear of the shared drying green (coloured pink on plan). Viewing is highly recommended.

Items to be included:

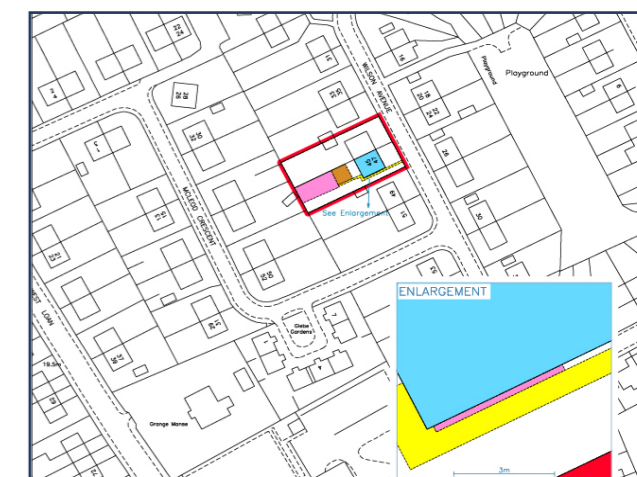
Ceiling light fittings, fireplace, cooker and flooring. No warranty shall be given as to any of the systems and the property is being sold as seen.

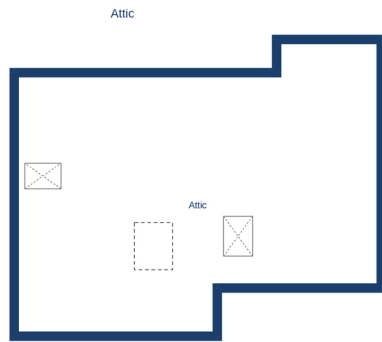


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Home Report
Value: £14,500





22 Wilson Avenue, Prestonpans

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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