

Semi Detached Family Home

27 Burnside



Prestonpans





















Extended & Spacious Semi Detached

OFFERS OVER £165,000

PROPERTY DETAILS

Hallway - The welcoming main hallway provides access to the lounge, kitchen and bathroom. Carpeted staircase with timber spindle balustrade. Laminate flooring. Radiator.

Lounge - 18' 8" x 10' 6" (5.7m x 3.2m)
This lovely front facing lounge is tastefully decorated and enjoys a bright aspect with window to the front providing excellent natural light. The focal point to the room is the timber fire surround with inset electric fire. Fitted carpet. Radiator.

Kitchen/Dining - 13' 1" x 11' 2" (4m x 3.4m)
This spacious and modern kitchen is fitted with a selection of base and wall mounted units with wood effect worktops and inset sink and drainer unit. Rear facing window. Integral gas hob, electric oven and cooker hood. Plumbed for washing machine and dishwasher. Space for fridge/freezer. Ample space for good sized dining table and chairs. Radiator. Laminate flooring. Access to rear hall.

Family Bathroom - 12' 2" x 5' 11" (3.7m x 1.8m)
Located to the front this very well-proportioned bathroom is fitted with a modern 3-piece suite comprising: "L" shaped bath with shower over and shower screen, WC and wash hand basin. Wet wall boards to the walls. Chrome heated towel rail. Opaque window to the front.

Bedroom 1 - 13' 9" x 11' 2" (4.2m x 3.4m)
Located on the 1st floor with window to the front. Large fitted wardrobes. Fitted carpet. Radiator.

Bedroom 2 - 14' 1" x 8' 6" (4.3m x 2.6m)
Another front facing double bedroom on the 1st floor with front facing window. Fitted carpet. Radiator.

Rear Hall - The rear hall connects the kitchen to the 3rd bedroom/2nd lounge. Large walk-in storage cupboard. Laminate flooring. Door to rear garden/patio.

Bedroom 3 / 2nd Lounge - 12' 10" x 11' 10" (3.9m x 3.6m)
The extension to the rear of the property accommodates the 3rd bedroom which could quite comfortably be a 2nd sitting room. Window to the rear with patio door access to the rear garden. Radiator. Fitted carpet.

Garden - A credit to the current owners, the rear garden enjoys a marvelous sunny aspect and has been beautifully landscaped for ease of maintenance. Immediately to the rear there is a raised timber patio with the remainder of the garden laid to a combination of stone chips and paving with a large feature raised timber planter.

Off-Street Parking - The front garden area is laid to monobloc which could potentially be used for off-street parking.



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