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FOUR-BEDROOM END-TERRACED TOWNHOUSE



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McEwan Fraser is delighted to present this four-bedroom end-terraced townhouse to the market. The property has plenty of flexible living space over three floors, generous well-landscaped gardens, and is presented to the market in excellent condition.

The accommodation on the ground floor includes two double bedrooms, a utility room, and a shower room. Bedroom three is a well-proportioned double with French doors opening to the rear garden. This bedroom could be utilised as a charming home office. Bedroom four is a generous double that has ample space for a full suite of bedroom furniture. This bedroom benefits from direct access to the ground floor shower room which can also be accessed from the central hallway. The utility room has base and wall-mounted units arranged around space for a washing machine and a tumble dryer.

The Property



Bedroom 3





Bedroom 4



Climbing the stairs, the first-floor landing gives access to the living room and the dining kitchen. The generous living room is naturally bright and has French doors opening to a Juliet balcony. Enjoying contemporary décor, the living room has plenty of space for a variety of different furniture arrangements. This will give an owner plenty of scope to create their ideal entertaining space. The dining kitchen overlooks the rear garden and includes a full range of base and wall-mounted units with a mixture of integrated and free-standing appliances. There is a fitted breakfast bar and plenty of space for a dining table.







Kitchen/Diner







The top floor includes the en-suite master bedroom, a further double bedroom, and the main bathroom. Bedroom one is a generous double with integrated wardrobes and plenty of space for additional furniture. The attached en-suite shower room is partially tiled and comes with a white suite and a mains shower.

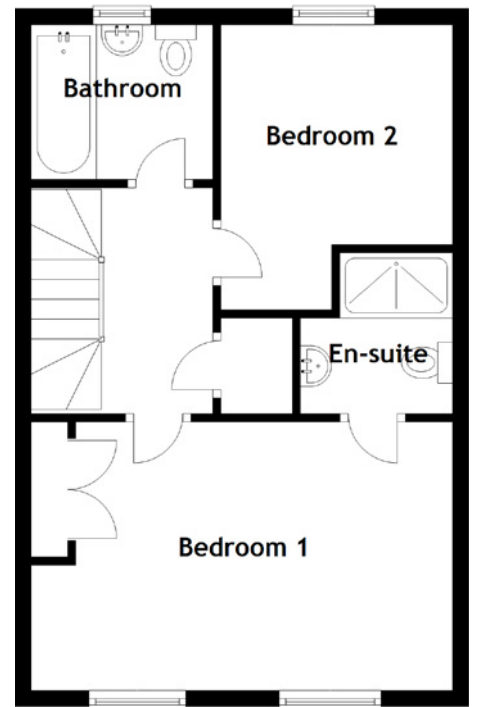
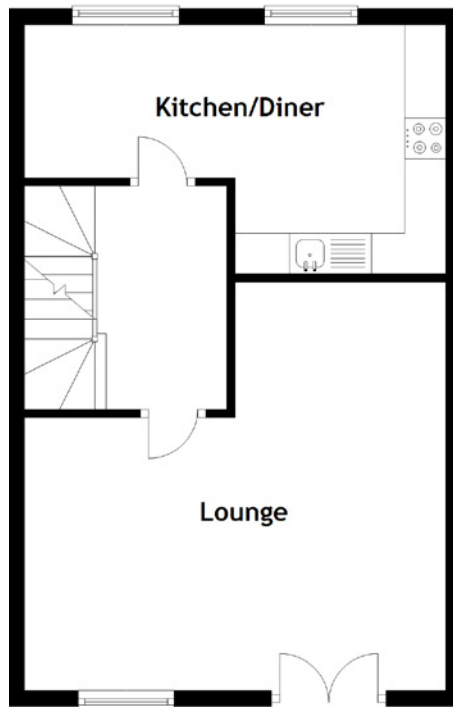
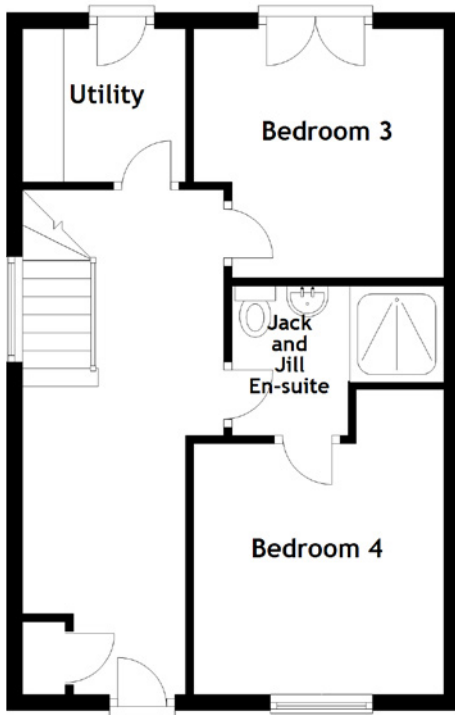






Bedroom two is a further double bedroom that overlooks the rear garden. The main bathroom has great levels of natural light, partial tiling, and a white suite.





Approximate Dimensions

(Taken from the widest point)

Lounge	5.15m (16'11") x 5.00m (16'5")	Jack and Jill En-suite	2.59m (8'6") x 1.83m (6')
Kitchen/Diner	5.15m (16'11") x 3.05m (10')	En-suite	1.97m (6'6") x 1.86m (6'1")
Bedroom 1	5.15m (16'11") x 3.28m (10'9")	Utility	1.99m (6'6") x 1.87m (6'2")
Bedroom 2	2.83m (9'3") x 2.69m (8'10")		
Bedroom 3	3.06m (10') x 3.05m (10')	Gross internal floor area (m ²):	121m ²
Bedroom 4	3.07m (10'1") x 3.06m (10')	EPC Rating:	C
Bathroom	2.22m (7'3") x 1.89m (6'2")		

For extra warmth and comfort, the property includes gas central heating and double glazing.

Externally, the property boasts generous front and rear gardens. The gardens are both deliberately low-maintenance. The rear garden has been extensively landscaped and has two extensive patio areas and an artificial grass lawn. A gate to the rear opens to a residents' car park.





The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is an extremely popular commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass.

There are a number of local shops including a supermarket, schools and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinnaird Retail Park which offers a selection of "High Street" shops and superstores. A variety of leisure facilities are available in the area including Prestonpans swimming pool, a choice of golf courses and several sandy beaches. Prestonpans has its own railway station.

The Location

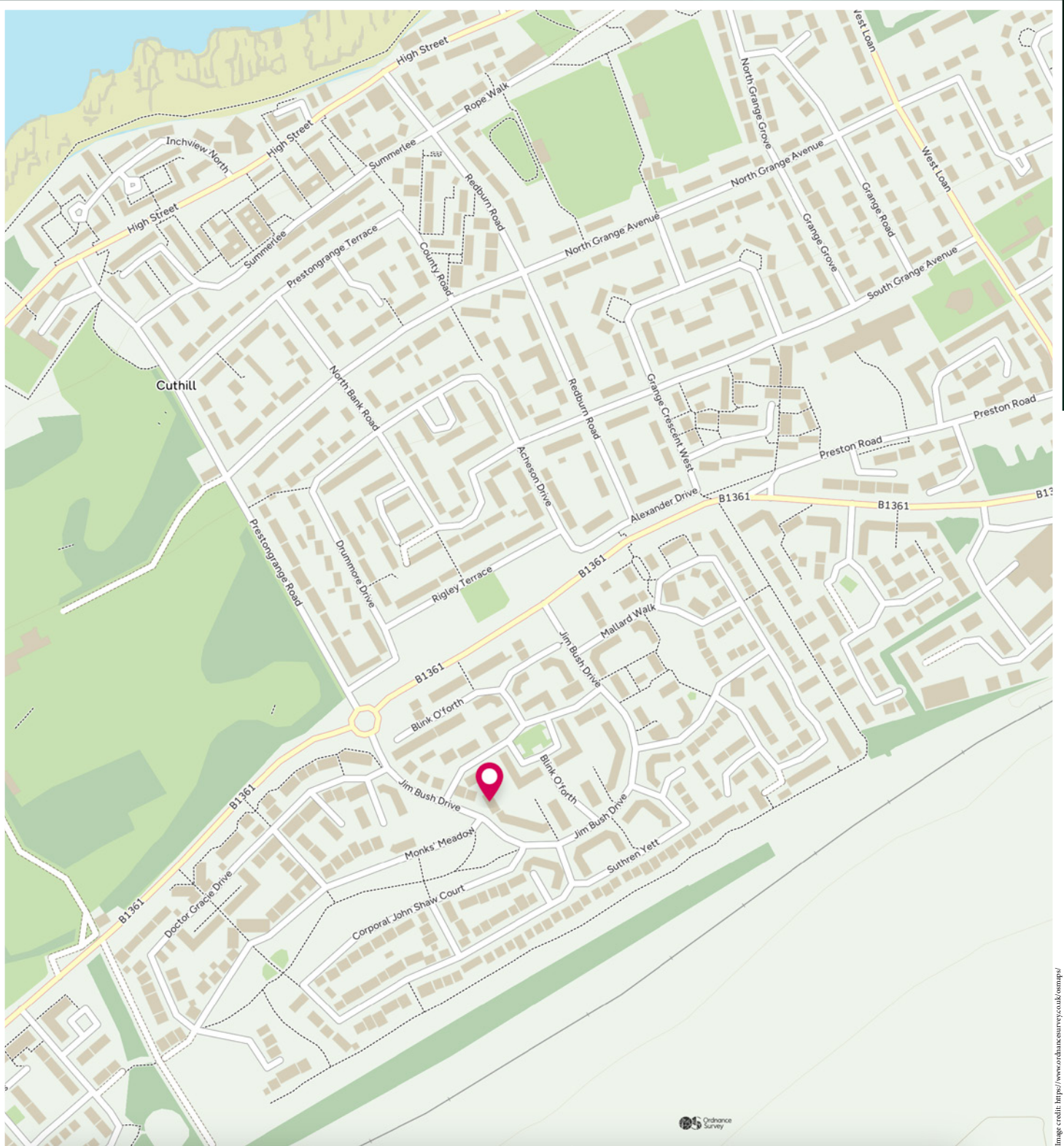


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