

4 South Grange Avenue

PRESTONPANS, EAST LoTHIAN, EH32 9LJ



*FOUR BEDROOM SEMI-
DETACHED HOUSE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Part exchange available! McEwan Fraser is delighted to present this immaculate four-bedroom semi-detached house which is offered to the market chain free. This remarkable property exudes a sense of elegance and offers an exceptional living experience. Situated in a desirable location, the residence boasts a flawless interior, featuring four generously sized double bedrooms, two conveniently located on the ground floor and two upstairs, creating a versatile living arrangement to suit various lifestyles.

Located within a sought-after neighbourhood, this exceptional property enjoys close proximity to local amenities, reputable schools, and convenient transport links, making it an ideal choice for families and professionals alike. The house's excellent condition, coupled with its abundance of space and versatile layout, guarantees a truly remarkable living experience.

Upon entering, you are greeted by a sophisticated sitting room adorned with a captivating feature fireplace, creating a warm and inviting ambiance for cozy evenings with family and friends. The contemporary kitchen is a culinary haven, equipped with modern appliances including an induction hob, coffee machine, two ovens, a microwave, dishwasher, and fridge freezer. The kitchen offers ample storage and preparation space, perfect for the discerning chef. Adjacent to the kitchen, a bright and spacious dining room sets the stage for delightful meals and entertaining.



The Kitchen





Dining Room





The property also benefits from a thoughtfully designed ground-floor shower room, providing convenience and enhancing the overall functionality of the home. Upstairs, a luxurious first-floor bathroom awaits, offering a serene oasis to unwind and rejuvenate.





Bedroom 1





Bedroom 2





Bedroom 3



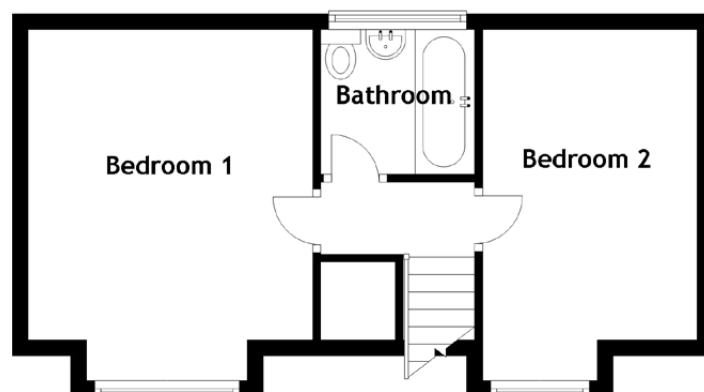
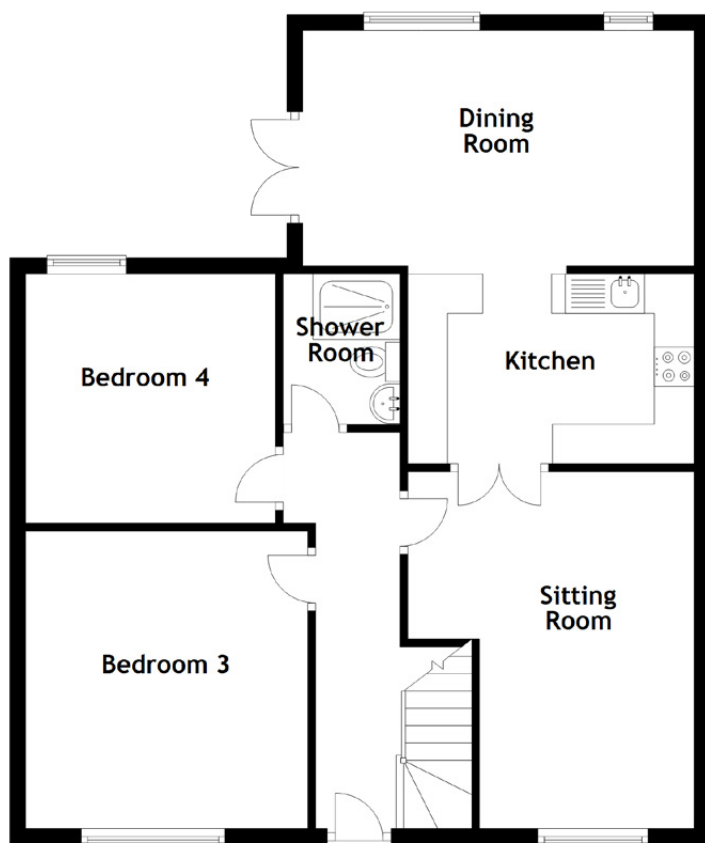


Bedroom 4





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Approximate Dimensions

(Taken from the widest point)

Sitting Room 4.49m (14'9") x 2.70m (8'10")

Kitchen 3.60m (11'10") x 2.39m (7'10")

Dining Room 4.93m (16'2") x 2.96m (9'9")

Bedroom 1 4.41m (14'6") x 3.58m (11'9")

Bedroom 2 4.41m (14'6") x 2.70m (8'10")

Bedroom 3 3.75m (12'4") x 3.55m (11'8")

Bedroom 4 3.14m (10'4") x 3.14m (10'3")

Bathroom 1.94m (6'4") x 1.82m (6')

Shower Room 1.90m (6'3") x 1.47m (4'10")

Gross internal floor area (m²): 103m²

EPC Rating: D



Outside, the residence boasts a large driveway, ensuring ample parking space for multiple vehicles. The private front and rear gardens are low-maintenance, and offer a tranquil environment, ideal for outdoor relaxation, alfresco dining, or children's play.

The property boasts gas central heating, double glazing, and also includes a large summerhouse in the rear garden.

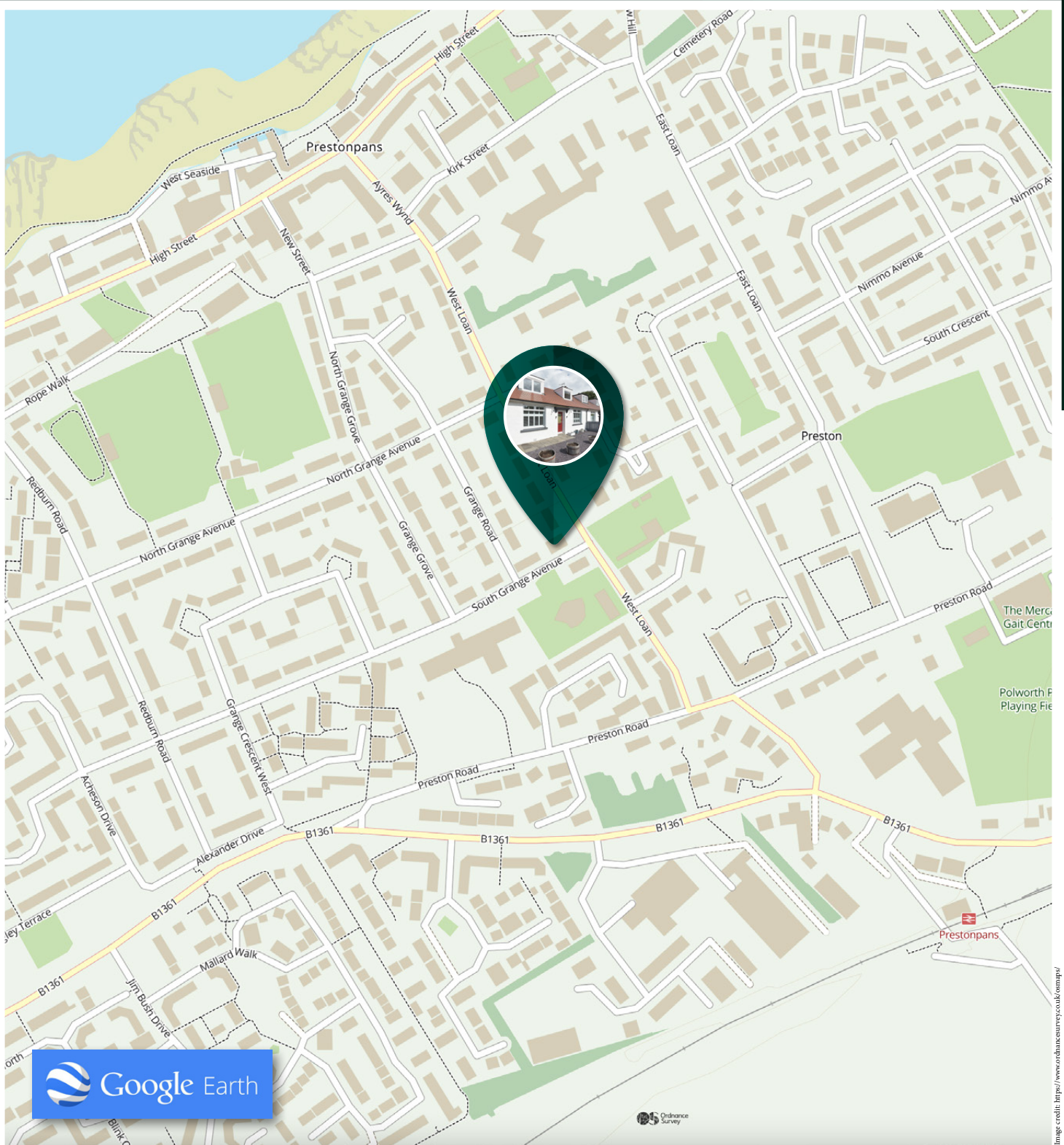
The Property



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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL MCMULLAN
Area Sales Manager



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MARK BRYCE
Photographer



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ALAN SUTHERLAND
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