

7 Grant Road

PRESTONPANS, EAST LoTHIAN, EH32 9FE



*4/5 BEDROOM DETACHED HOUSE
WITH A CONSERVATORY*



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Part exchange available! McEwan Fraser is delighted to present this lovely 4/5-bedroom detached house to the market. The property is well-positioned in an established modern development in Prestonpans. Internally, the property offers flexible accommodation which includes a master bedroom with en-suite shower room; master bathroom; and three further bedrooms upstairs; a spacious living room; a dining room; a family room or fifth ground-floor bedroom; a well-appointed kitchen; a conservatory; and a cloakroom with WC.

The living space is focused on a spacious living room that overlooks the rear garden. Neutrally finished, the living room boasts striking herringbone flooring, a custom-fitted fireplace that creates a natural focal point, and French doors that open directly onto the rear patio. The proportions will give a new owner plenty of flexibility to create their ideal entertaining space.



The kitchen sits adjacent to the living room and includes a range of base and wall-mounted units that provide plenty of prep and storage space for the aspiring chef. Gas hob, electric oven, and grill are integrated and space is provided for a fridge freezer and a dishwasher. French doors from the kitchen open into a conservatory which provides further entertaining space.







The formal dining room is to your left as you enter the property. This room is neutrally decorated and finished with laminate flooring. There is plenty of space for a dining table and supporting furniture. For a buyer working from home, this room would make a lovely study.





The original garage has been converted to provide an additional room which has been used as a fifth double bedroom but has recently been used as a less formal family room.



Climbing the stairs, the first-floor landing gives access to the four bedrooms, master bathroom, and a large loft space for additional storage. Bedroom one is the obvious master and is particularly spacious with plenty of space for free-standing furniture in addition to a large integrated wardrobe. Bedroom one also boasts a partially tiled en-suite shower room. Bedrooms two and three are generous double and bedroom two also has integrated wardrobes. Bedroom four is a large single. The bathroom is partially tiled with a three-piece white suite and a separate shower cubicle.



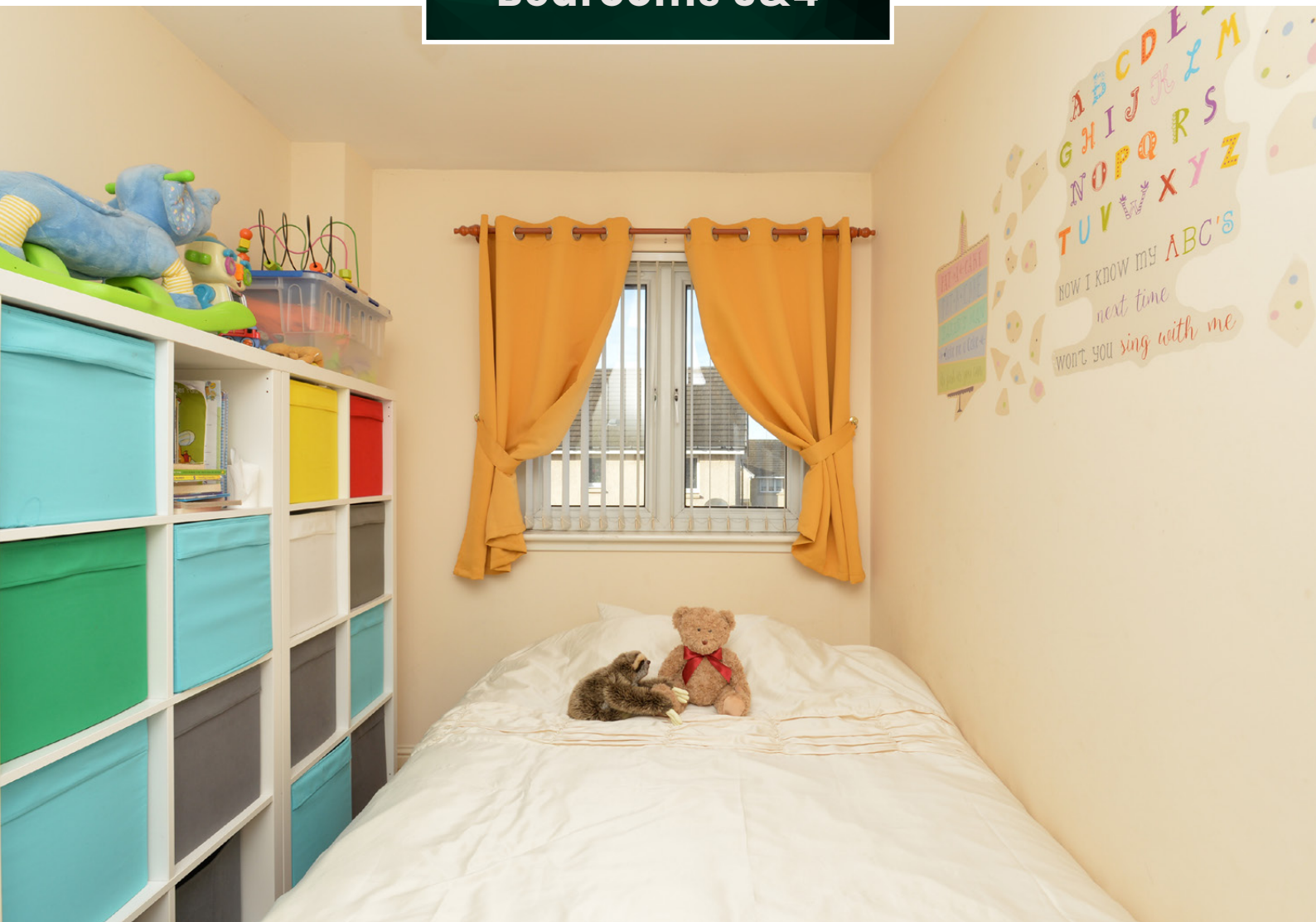


Bedroom 2

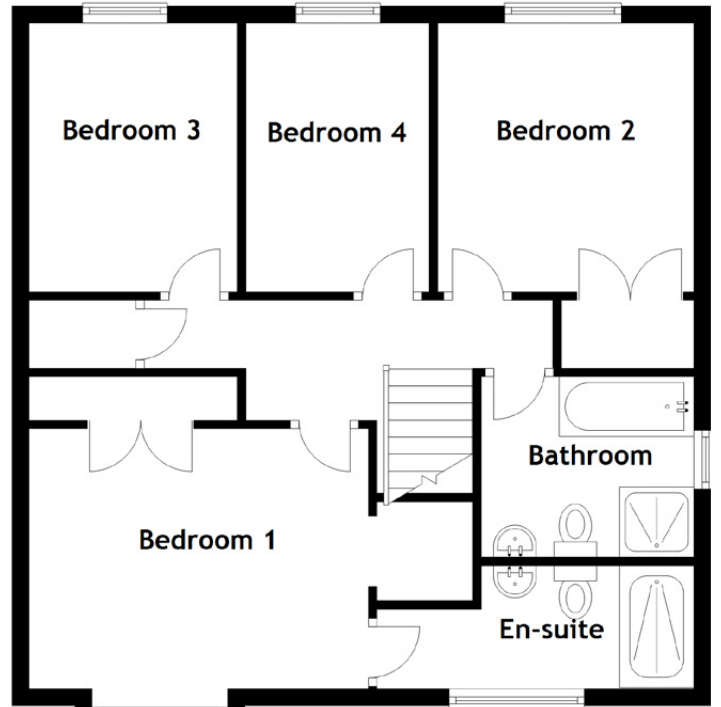
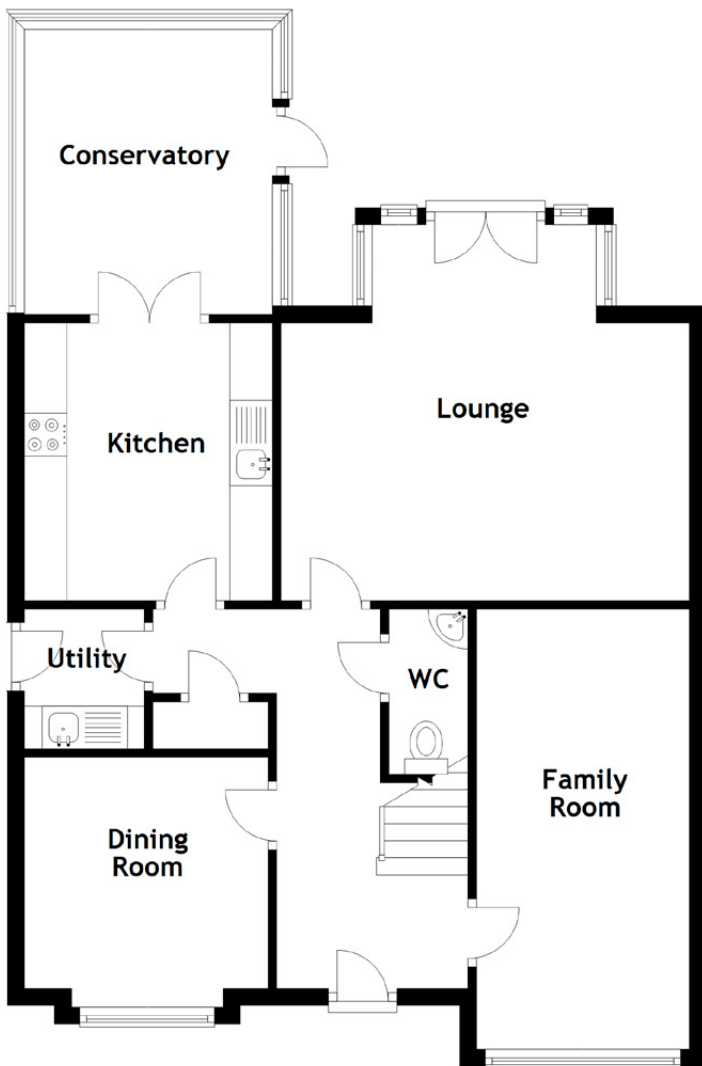




Bedrooms 3&4







Approximate Dimensions
(Taken from the widest point)

Lounge	4.79m (15'9") x 4.41m (14'6")
Dining Room	2.93m (9'7") x 2.86m (9'5")
Kitchen	3.26m (10'8") x 2.91m (9'7")
Conservatory	3.35m (11') x 2.88m (9'5")
Family Room	5.17m (16'11") x 2.49m (8'2")
WC	1.94m (6'4") x 0.93m (3'1")
Bedroom 1	3.98m (13'1") x 3.05m (10')
Bedroom 2	3.16m (10'4") x 3.00m (9'10")

Bedroom 3	3.16m (10'4") x 2.44m (8')
Bedroom 4	3.16m (10'4") x 2.15m (7'1")
Bathroom	2.49m (8'2") x 2.12m (6'11")
En-suite	3.72m (12'2") x 1.44m (4'9")

Gross internal floor area (m²): 136m²

EPC Rating: C



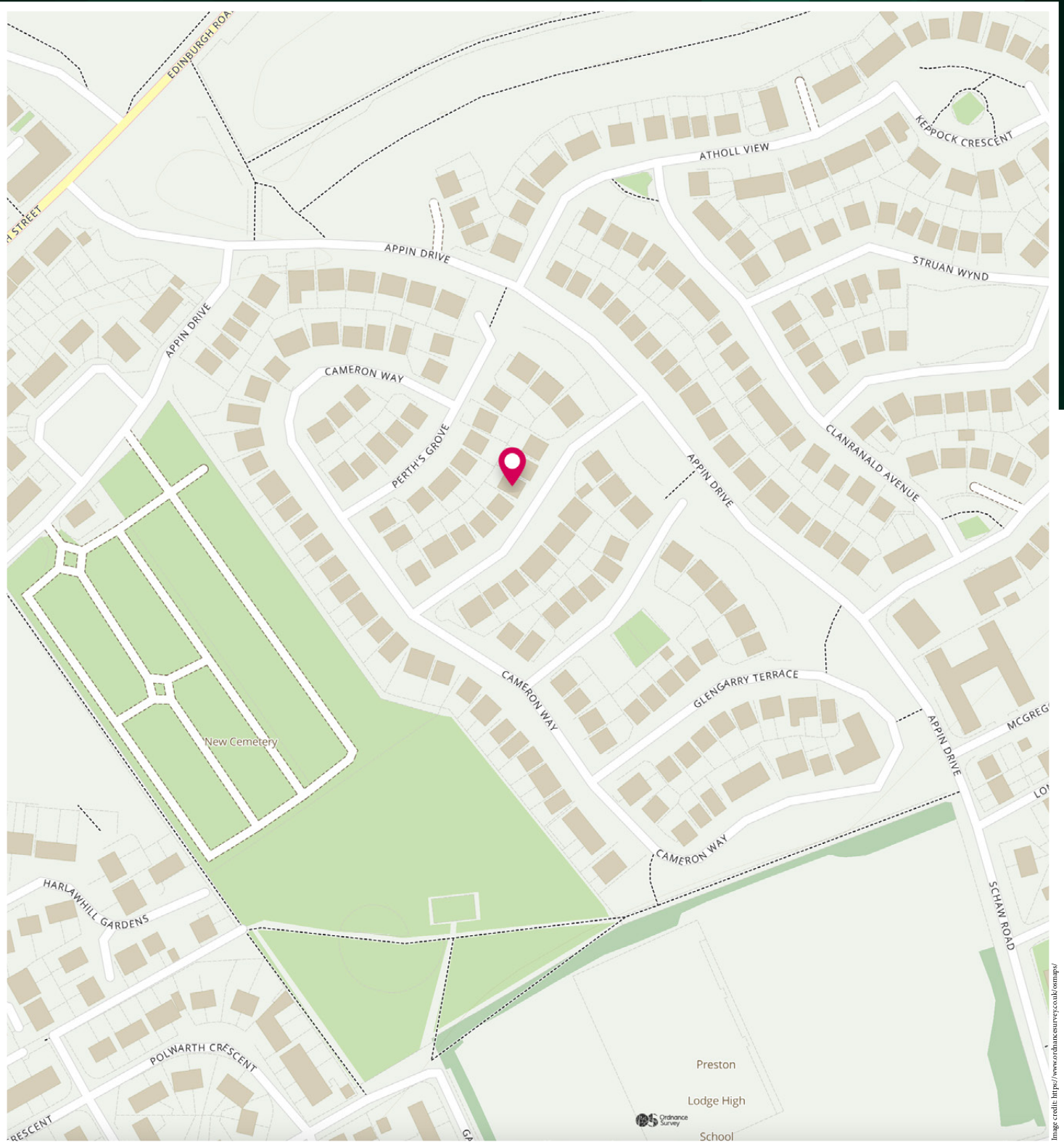
For extra warmth and comfort, the property boasts gas central heating and double glazing. Externally, the property boasts a three-car driveway and a low-maintenance rear garden.





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 which is within reasonable walking distance of the property.

The Location



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