

63 Preston Crescent

PRESTONPANS, EAST LoTHIAN, EH32 9HY



Modern and stylish two-bedroom mid terraced house within Prestonpans, move-in condition



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this immaculately presented two-bedroom mid terraced house, set within a popular residential area of Prestonpans. Finished to a modern standard throughout, this stylish home offers contemporary living in true move-in condition.

THE LIVING ROOM



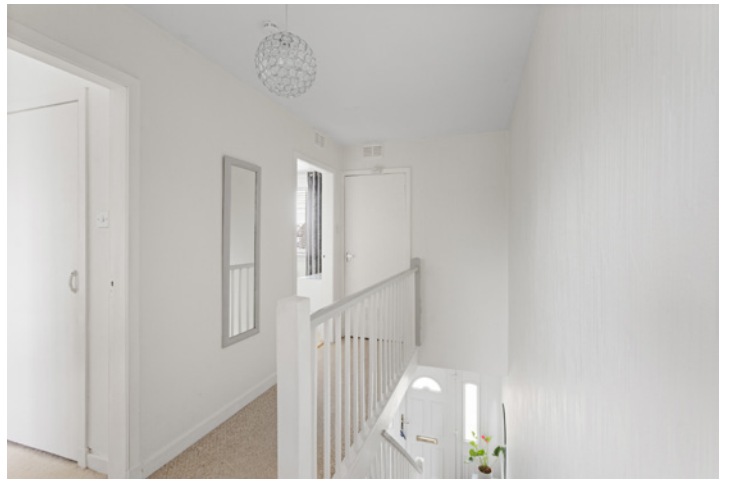
The property boasts a bright and welcoming living space, thoughtfully designed to create a comfortable environment for both relaxing and entertaining.

THE KITCHEN/DINER



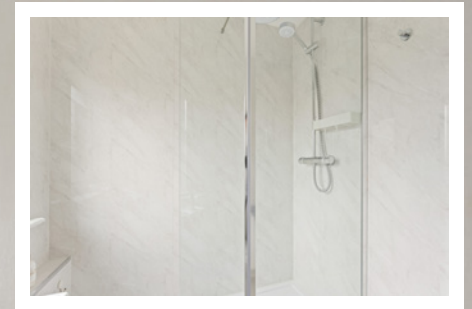
The modern kitchen is sleek and practical, offering excellent storage and worktop space while complementing the contemporary feel of the home.





Upstairs, there are two well-proportioned bedrooms, both beautifully presented and offering flexible accommodation for a range of buyers. The shower room is finished to a modern standard, completing the accommodation perfectly. Throughout the property, the clean modern design and immaculate decorative order create a fresh and inviting atmosphere.

THE SHOWER ROOM



BEDROOM 1

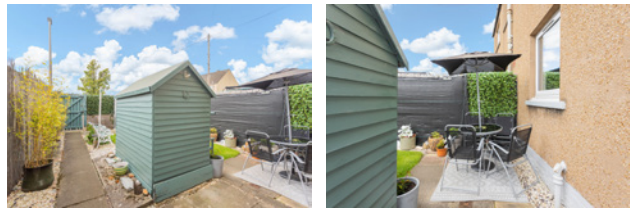


BEDROOM 2

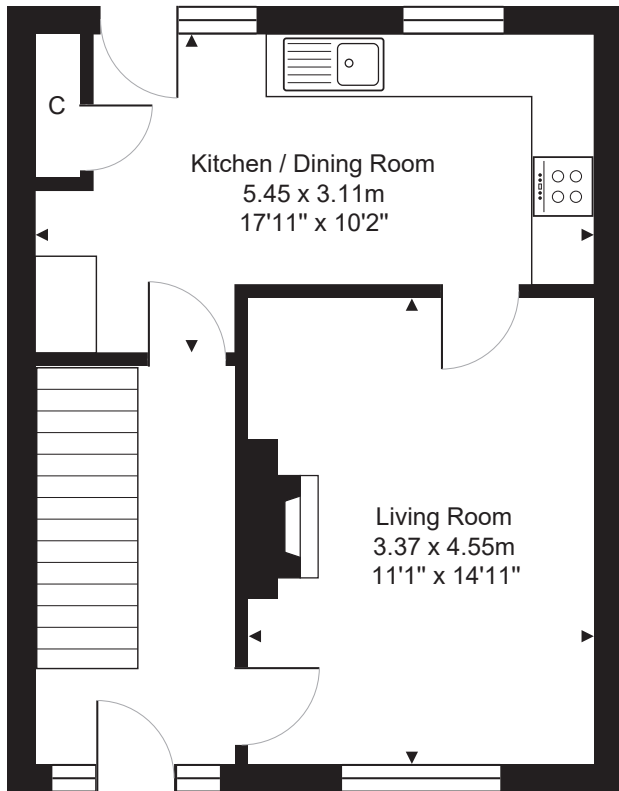


Situated close to excellent local amenities, schooling and transport links, this superb home is ideally suited to first-time buyers, professionals or those looking to downsize. Early viewing is highly recommended to fully appreciate the quality and style on offer.

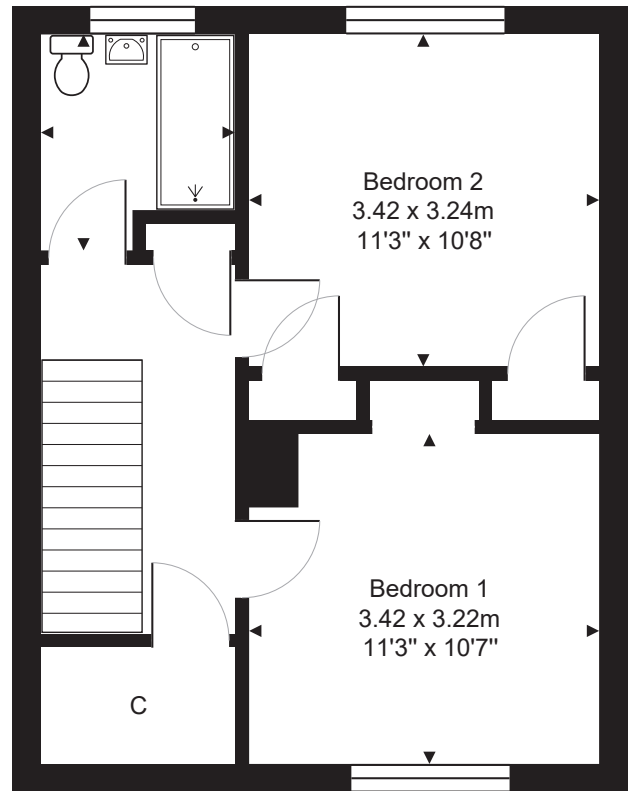
EXTERNALS



FLOOR PLAN & DIMENSIONS

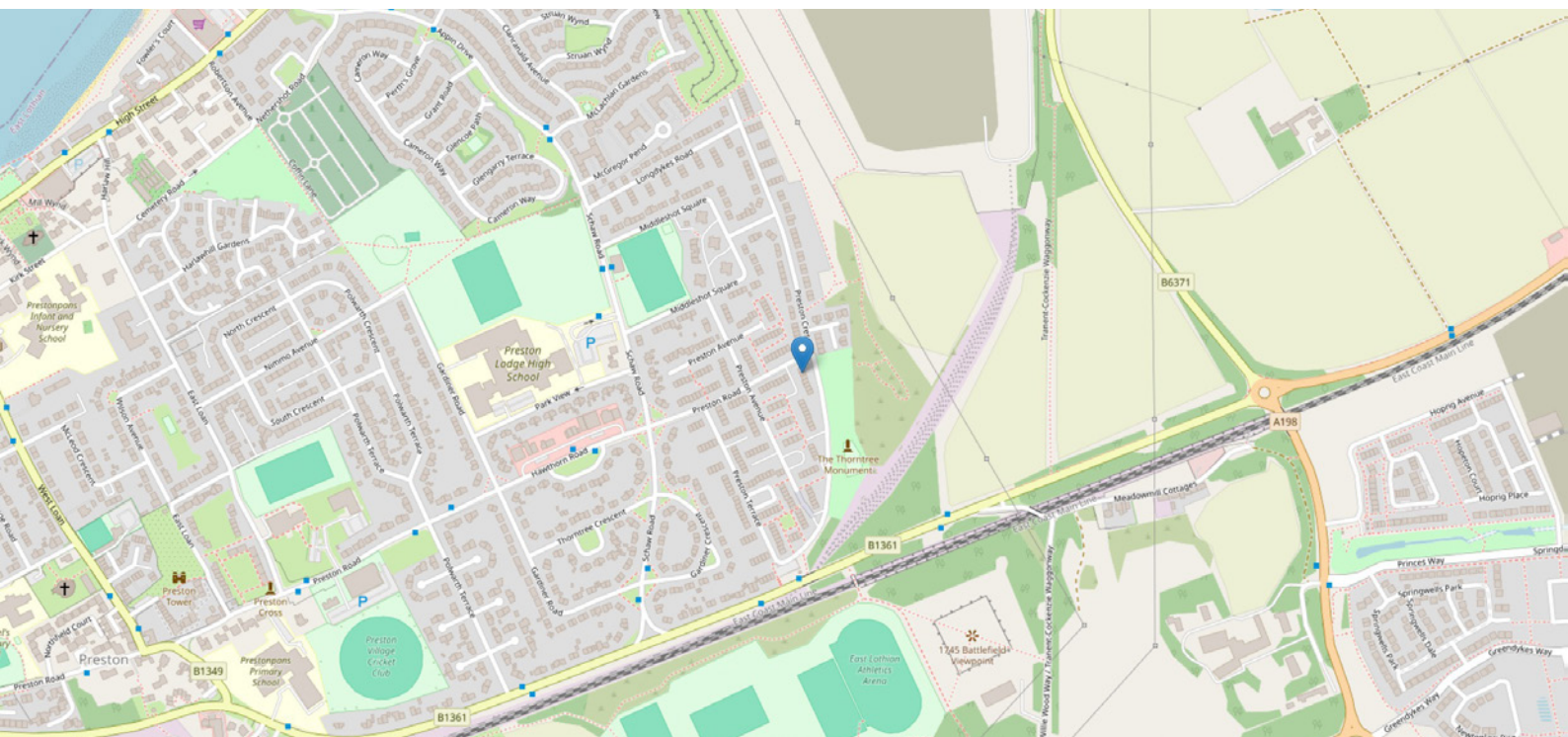


Shower Room
1.89 x 2.11m
6'3" x 6'11"



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 78m² | EPC Rating: C



THE LOCATION

Prestonpans is a small town situated in the county of East Lothian on the banks of the River Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city, and is within easy commuting distance via the Musselburgh bypass.





The journey into Edinburgh will take approximately twenty minutes by car, and there is, of course, an excellent bus service every thirty minutes. There is also a good train service direct to the Waverley Station, a journey which will take about twelve minutes.

Prestonpans offers a wide range of shops and facilities, including supermarkets which will provide every possible daily requirement, as well as all the usual banking, building society and post office services.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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