




McEwan Fraser Legal

Solicitors & Estate Agents

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3 Castle View

PORT SETON, PRESTONPANS, EAST LOTHIAN, EH32 0EN



PRESTONPANS

EAST LOTHIAN, EH32 0EN

Prestonpans is a small town situated in the county of East Lothian on the coast of the Firth of 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 A1. The journey into Edinburgh will take approximately twenty minutes by car and there is, of course, an excellent bus service every thirty minutes (every fifteen mins approximately during rush hour). There is also a good train service direct to the Waverley Station from Prestonpans, a journey which will take about twelve minutes.

Prestonpans offers a wide range of shops and facilities, including a supermarket which will provide every possible daily requirement, as well as cash points and a health centre. In addition, there are the local nursery, primary and secondary schools all in close proximity.

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CASTLE VIEW

PORT SETON, PRESTONPANS, EAST LoTHIAN, EH32 0EN

The property requires a level of re-decoration, modernisation and upgrading, but has been very competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design the property to their own taste and style.

Internally, the accommodation extends to an entrance vestibule opening into a lounge with a picture window to the front aspect. Access is gained to the kitchen from here with further access to the good sized utility room and under stair cupboard. A back door provides access to the rear garden.

Upstairs, there are two double bedrooms, both with great potential and fully integrated storage space. The family bathroom is also a great sized with bath and shower overhead.

Features include double glazed windows and gas central heating.

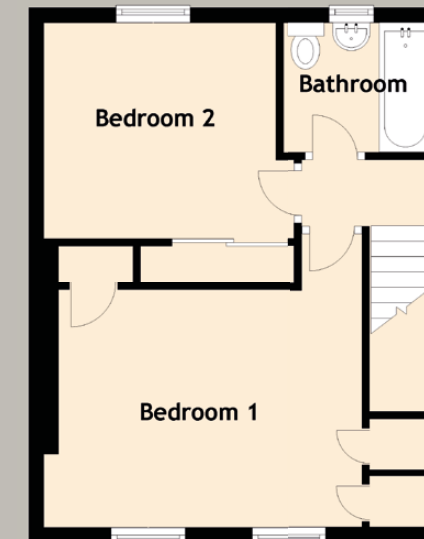
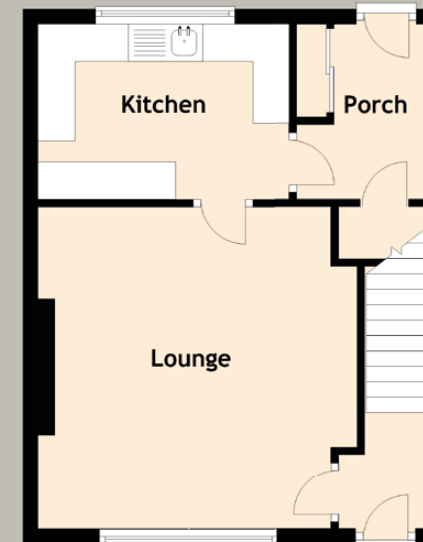
Externally, there are front and rear gardens with great potential.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Porch	2.35m (7'9") x 1.74m (5'9")
Lounge	4.34m (14'3") x 4.30m (14'1")
Kitchen	3.39m (11'1") x 2.32m (7'7")
Bedroom 1	4.30m (14'1") x 3.96m (13')
Bedroom 2	3.37m (11'1") x 2.90m (9'6")
Bathroom	2.06m (6'9") x 1.74m (5'9")

Gross internal floor area (m²): 72m²

EPC Rating: C

Extras (Included in the sale): All light fittings, floor fittings, curtains and blinds are included in the sale.

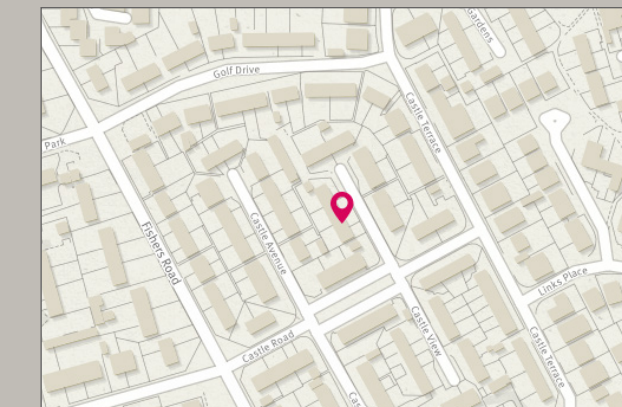


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