

# 128 Inchview North

PRESTONPANS, EAST LoTHIAN, EH32 9SE



*This two-bedroom mid-terrace house is presented to the market in good order and would be an ideal first-time buy, or sound buy-to-let investment*



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McEwan Fraser is delighted to present this two-bedroom mid-terrace house to the market. The property offers excellent proportions with a generous living room, a dining kitchen and a shower room alongside two large double bedrooms. The property is presented to the market in good order and would be an ideal first-time buy, or sound buy-to-let investment.

# THE LIVING ROOM



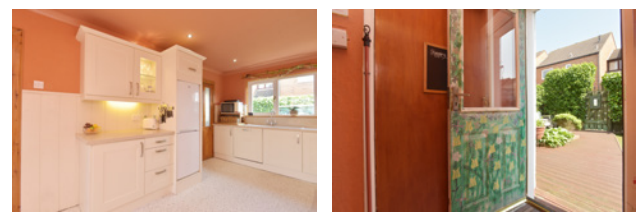
Entering through the front door, you find the central hallway which separates the living room on the left from the dining kitchen on the right. The living room is dual aspect, naturally bright and has French doors to the rear. Neutrally decorated and finished with laminate flooring, the proportions will give the new owner plenty of flexibility to create their ideal entertaining space.



# THE KITCHEN/DINER



Across the hall, the dining kitchen offers similar proportions to the living room. The kitchen itself comprises a good range of contemporary base and wall-mounted units that include integrated appliances. There is ample prep and storage space for the aspiring chef.





Climbing the stairs, the first-floor landing gives access to both bedrooms and a shower room. Bedroom one is particularly spacious and boasts generous floor space for freestanding furniture alongside large integrated wardrobes. Bedroom two is a further large double with a storage cupboard and plenty of space for a full suite of bedroom furniture. The partially tiled shower room completes the internal accommodation.

# THE SHOWER ROOM



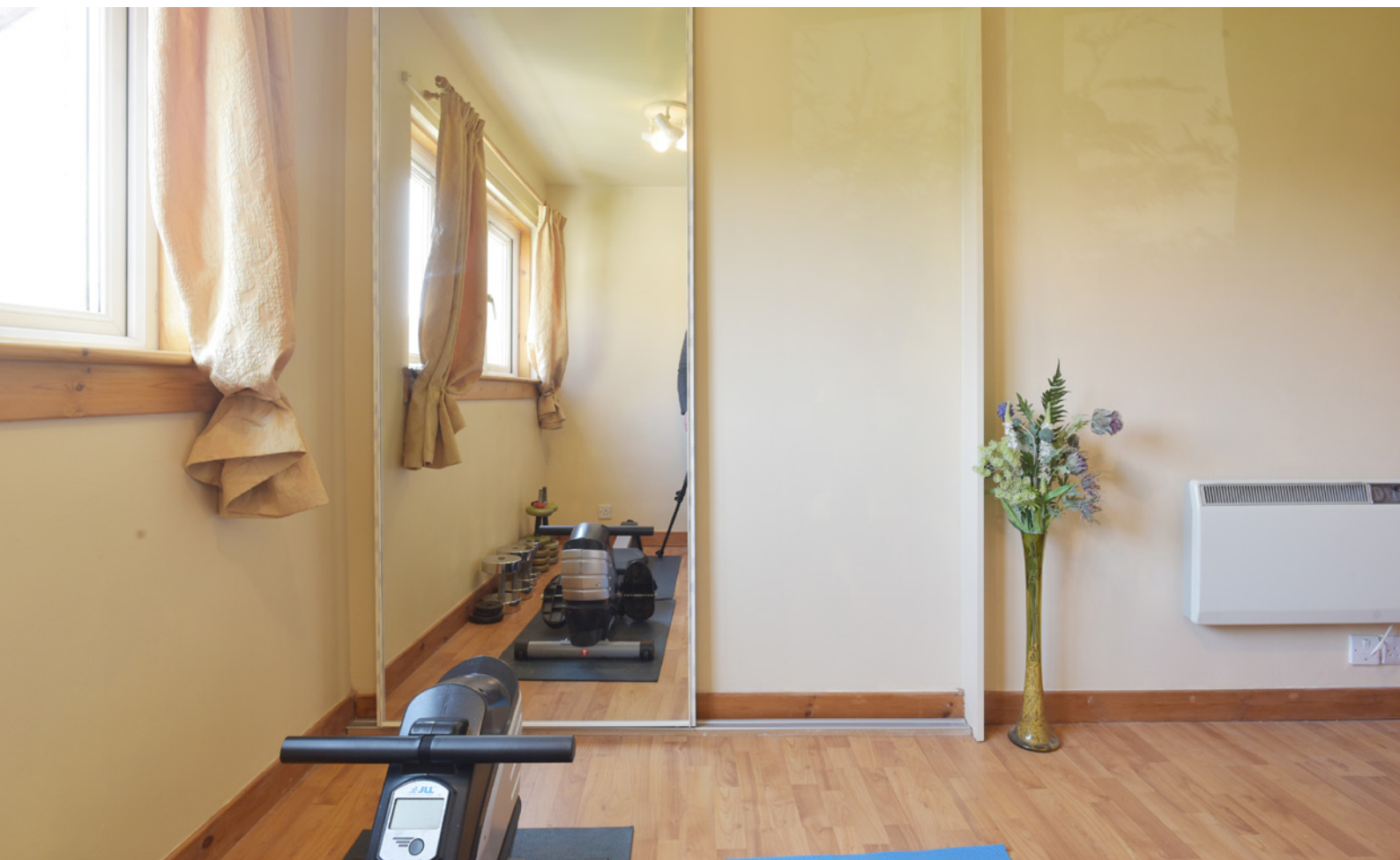


# BEDROOM 1





# BEDROOM 2





Externally there are mature and low-maintenance gardens to the front and rear that include a decked area and a putting green.

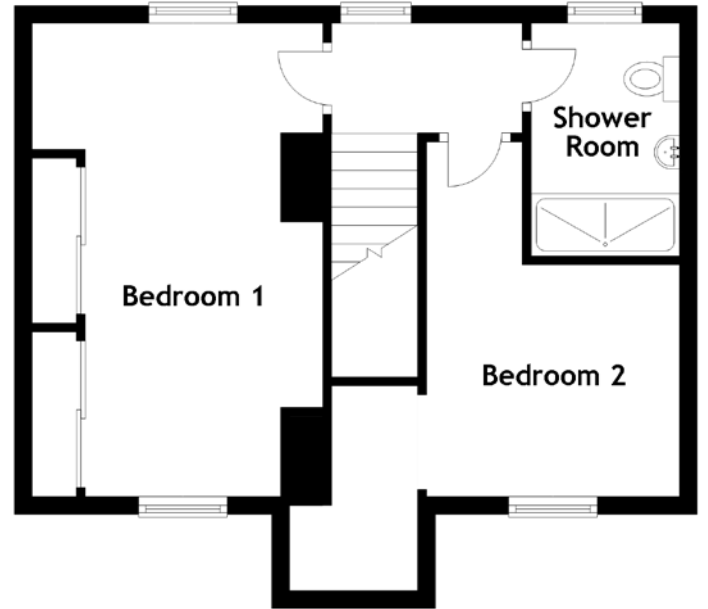
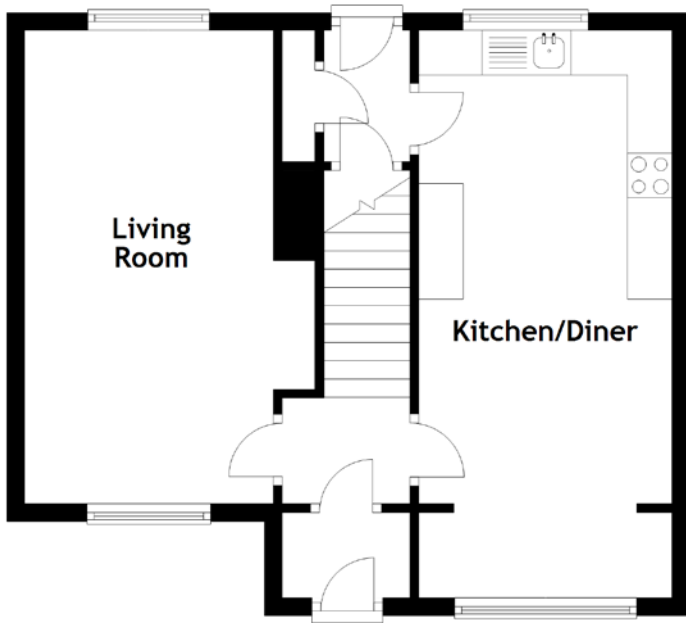
For extra warmth and comfort the property enjoys double glazing and electric heating.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



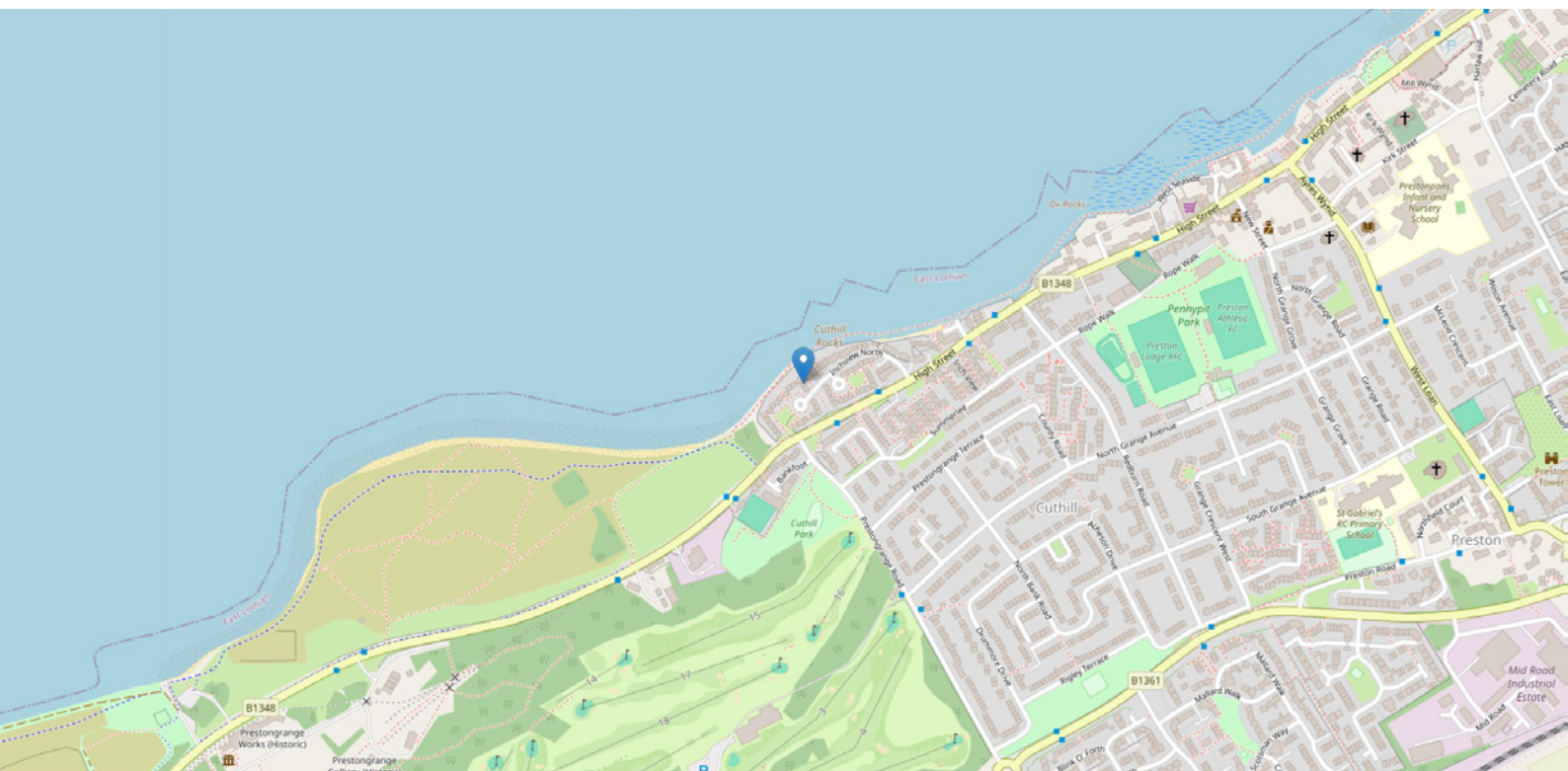
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Approximate Dimensions (Taken from the widest point)

Living Room 5.32m (17'5") x 3.27m (10'9")  
Kitchen/Diner 5.32m (17'5") x 2.85m (9'4")  
Shower Room 2.61m (8'7") x 1.67m (5'6")

Bedroom 1 5.32m (17'5") x 3.62m (11'10")  
Bedroom 2 3.99m (13'1") x 2.85m (9'4")

Gross internal floor area (m<sup>2</sup>): 83m<sup>2</sup>  
EPC Rating: E





# THE LOCATION

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.



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