

165 High Street

PRESTONPANS, EAST LoTHIAN, EH32 9AY



This two-bedroom detached bungalow is well positioned in the heart of Prestonpans



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McEwan Fraser is delighted to present this two-bedroom detached bungalow to the market. The property is well positioned in the heart of Prestonpans with immediate access to a range of amenities including a large Scotmid and a pharmacy. Internally, the property boasts two bedrooms; a generous kitchen; two public rooms; and a conservatory. This balanced accommodation would make this an ideal property for a buyer downsizing from a larger home. The property is offered to the market chain free.

THE LIVING ROOM



Internally, the accommodation is focused on living space. Located to the rear of the property, the living room, dining area, and conservatory, all overlook the charming rear garden. These three adjoining rooms give substantial floor space for a variety of different furniture arrangements that will allow the new owner plenty of flexibility to create their ideal entertaining space.

THE CONSERVATORY



THE DINING ROOM



THE KITCHEN



There is a generous kitchen breakfast room that has French doors which open onto the rear garden. The kitchen has a range of based and wall-mounted that provide ample prep and storage space for the aspiring chef. The hob and double oven are integrated and there is space for further freestanding appliances. The kitchen also has plenty of space for a four-seat breakfast table.





Bedroom one is a generous double bedroom with an integrated wardrobe, huge floor space for freestanding furniture, and a full en-suite bathroom with a bath and separate shower. Bedroom two is a smaller double with a fitted wardrobe. The internal accommodation is completed by a shower room and a large central hallway with integrated storage and a handy entrance vestibule.

Further benefits include gas central heating and double glazing.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



Externally, the property has a shared drive with four parking spaces, two each for the shared properties allowing ample off-street parking. There is a fully enclosed southwest-facing rear garden with a mature lawn and flower beds. The living room also has access to a separate east-facing garden which is also laid to lawn.

EXTERNALS



Rear Garden



Front Garden

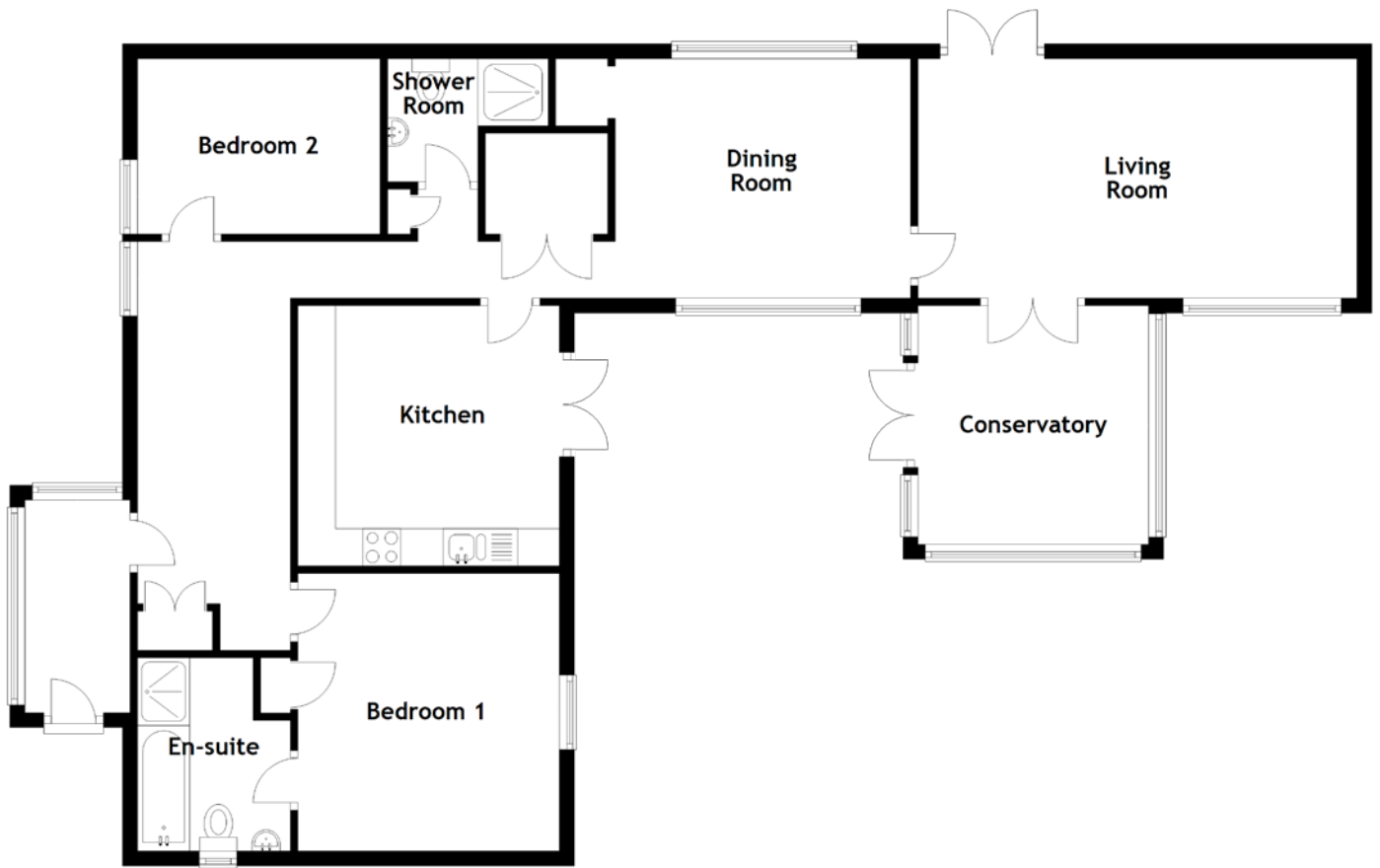


Rear Garden



Front Garden

FLOOR PLAN, DIMENSIONS & MAP

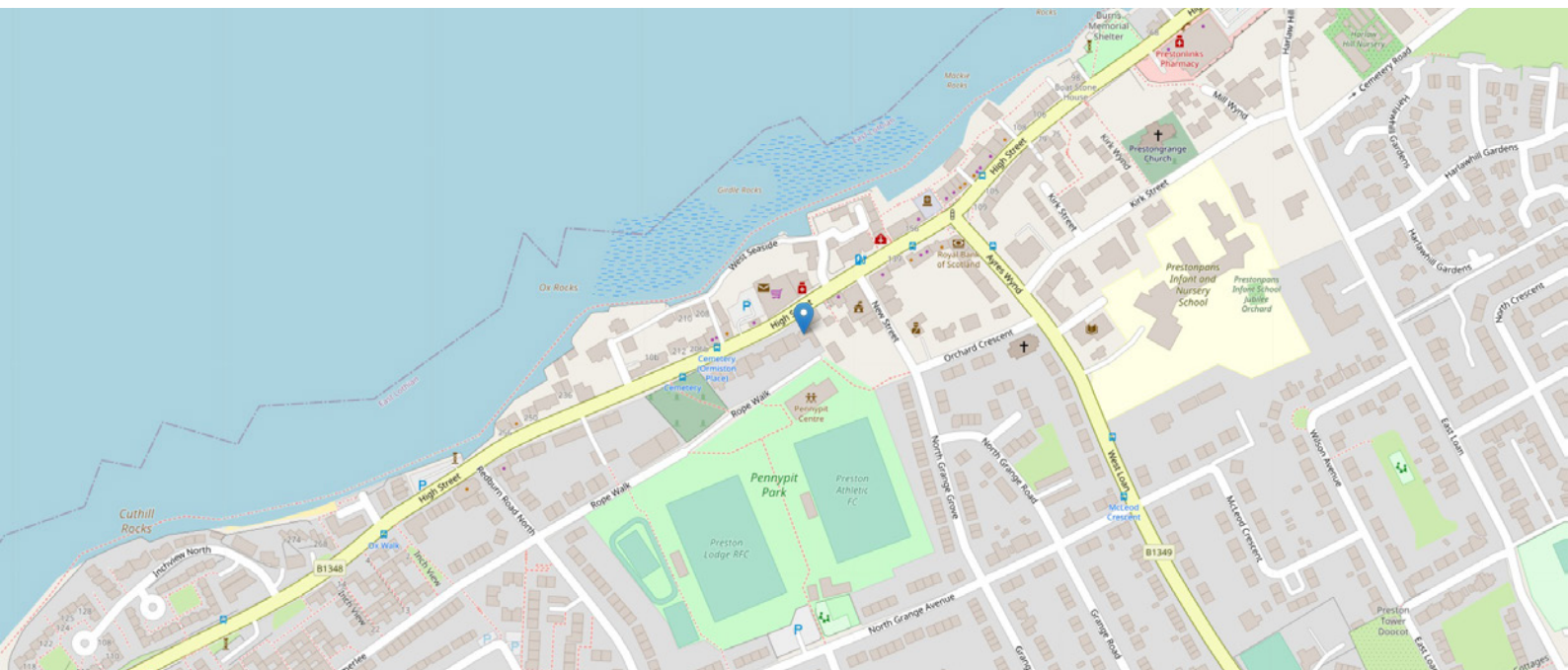


Approximate Dimensions
(Taken from the widest point)

Living Room	5.88m (19'3") x 3.21m (10'6")
Conservatory	3.20m (10'6") x 3.09m (10'2")
Dining Room	3.96m (13') x 3.21m (10'6")
Kitchen	3.50m (11'6") x 3.49m (11'5")

Bedroom 1	3.72m (12'2") x 3.50m (11'6")
En-suite	2.59m (8'6") x 2.05m (6'9")
Bedroom 2	3.25m (10'8") x 2.35m (7'9")
Shower Room	1.65m (5'5") x 1.21m (4')

Gross internal floor area (m²): 109m²
EPC Rating: C



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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