

# 1 South Crescent

PRESTONPANS, EAST LoTHIAN, EH32 9PF



*SUPERB EXTENDED BUNGALOW WITH  
EXCELLENT LIVING SPACE*



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Part exchange available! McEwan Fraser is delighted to present this end-terraced bungalow to the market. Situated in the heart of East Lothian, the property is a former miner's cottage that has been extended and now offers over 120m<sup>2</sup> of living space over two floors. The property is in superb internal condition making this an exciting opportunity for a buyer looking for a property in true 'walk-in' condition.



Internally the property has superb living and entertaining space split between the extended kitchen and more formal living room. The dual-aspect living room is naturally bright and neutrally decorated, has beautiful plantation shutters, and has plenty of space for a large suite and supporting furniture. A wood-burning stove creates a natural focal point but a new owner would have plenty of flexibility to create their ideal entertaining space.







The generous kitchen-diner has been extended into the rear garden. This provides an exceptional day-to-day living space and represents the true heart of this home. There is ample space for large sofas and a dining table alongside a patio door which opens to the rear garden. The kitchen has a generous range of base and wall-mounted units topped with wooden work surfaces. There is plenty of prep and storage space alongside a mixture of integrated and free-standing appliances.

















The ground floor accommodation also includes two double bedrooms and the master bathroom. Bedroom two is a generous double that overlooks the front garden. This bedroom boasts contemporary décor, plantation shutters, carpeted floors, and plenty of space for a full bedroom furniture suite. Bedroom three enjoys a similar finish but also boasts integrated wardrobes. The stylish bathroom has partial tiling and a contemporary white suite with a mains shower over the bath.







**Bedroom 3**











The master bedroom and attached en-suite shower room are in the converted attic space. This versatile suite offers excellent levels of natural light with dormer and Velux windows, a dedicated dressing area, and plenty of integrated storage space.







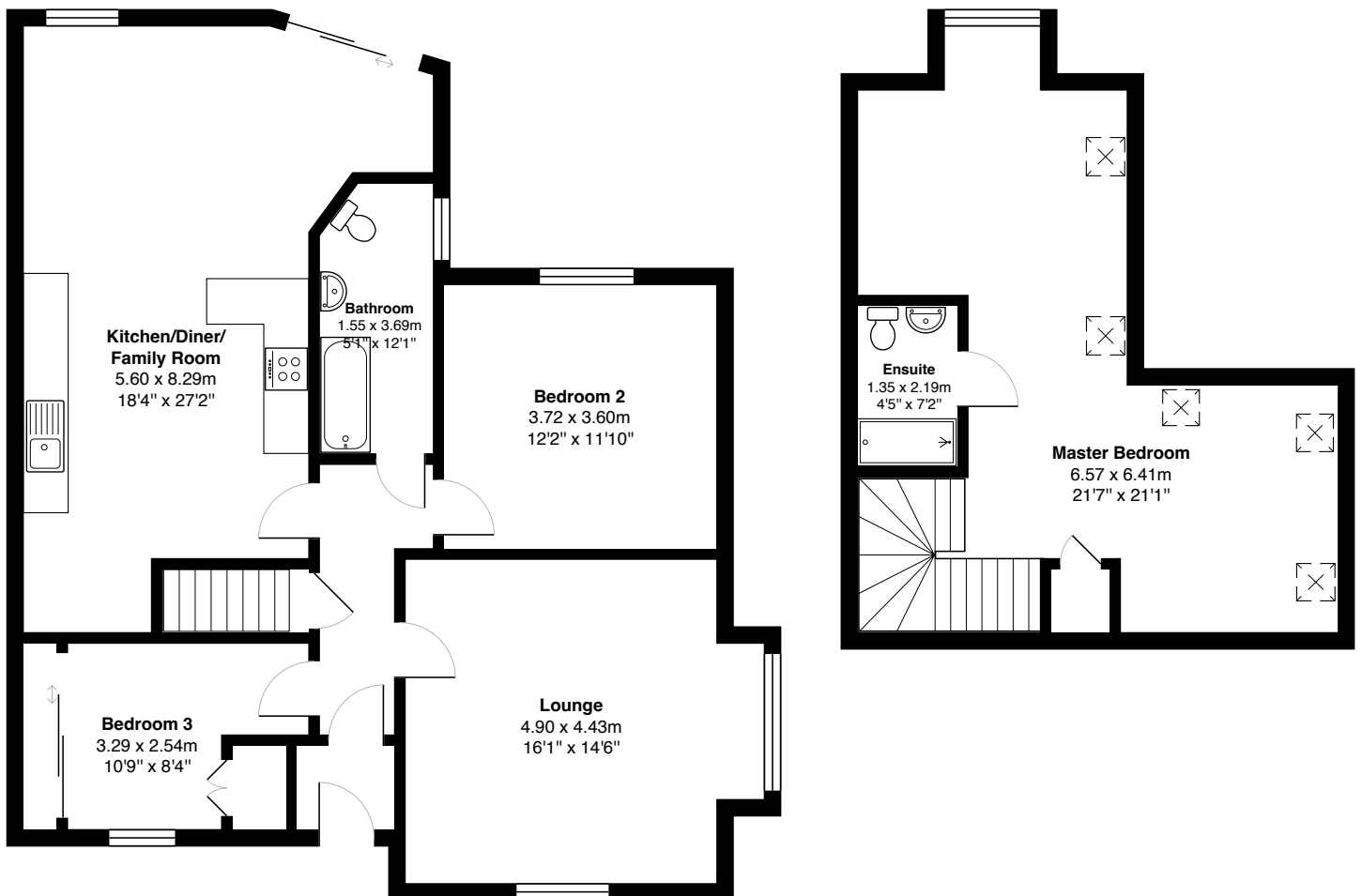








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Gross internal floor area (m<sup>2</sup>): 122m<sup>2</sup>

EPC Rating: C

**Floor Plan**



Externally, the property has been exceptionally well-maintained. It sits back from the road behind a landscaped front garden. The rear patio garden is mature, well-tended, and low maintenance. There is a shed and a detached garage which is insulated and houses the washing machine.

This a spectacular property from the moment you arrive and viewing will be essential to fully appreciate all it has to offer.





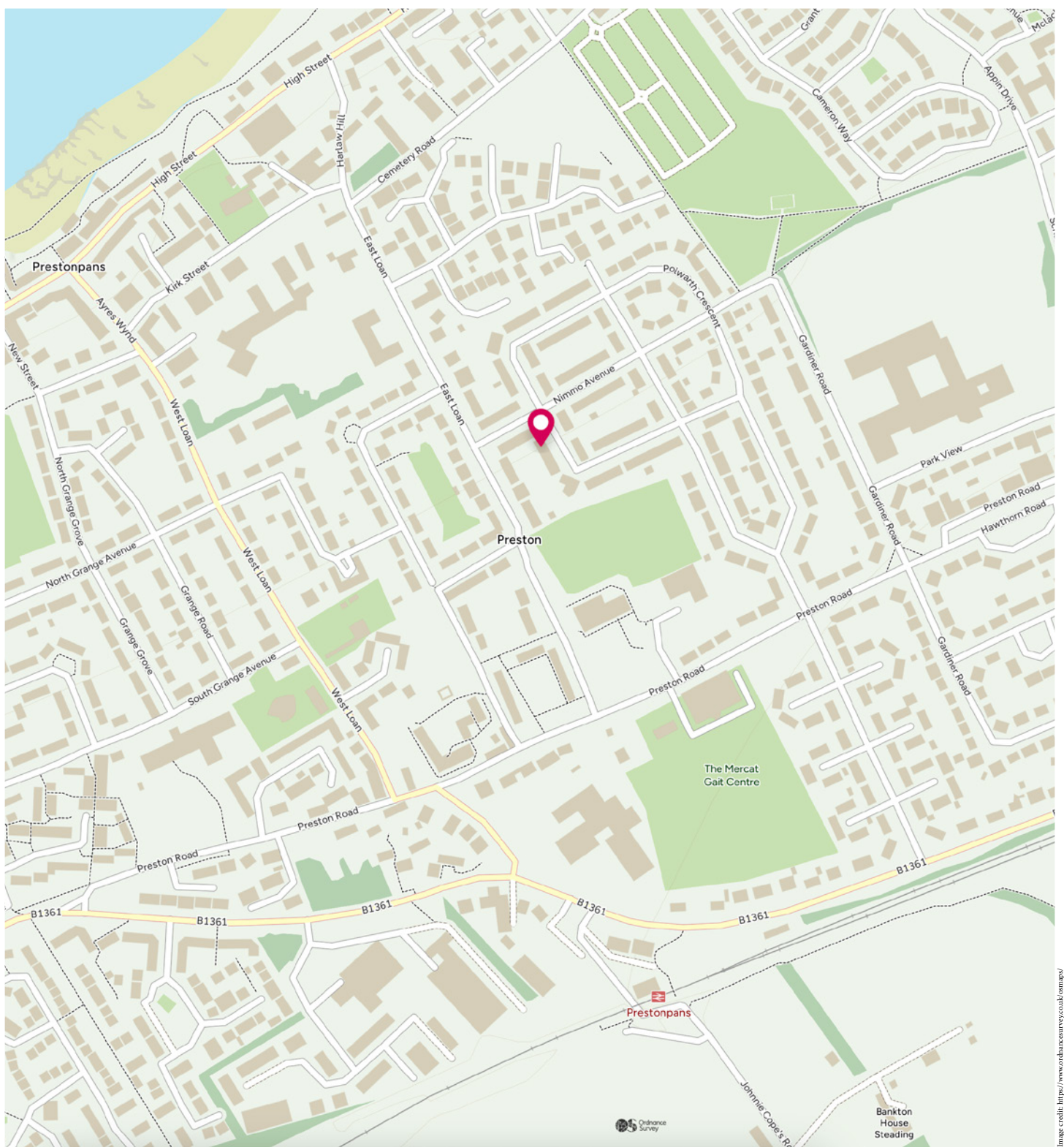


The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is an extremely popular commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the 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.

## The Location





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