




McEwan Fraser Legal

Solicitors & Estate Agents

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Woodbine Cottage

PRESTONPANS, EAST LoTHIAN, EH32 9WU

WOODBINE COTTAGE

Prestonpans, East Lothian

McEwan Fraser Legal is delighted to present to the market a detached Victorian villa occupying a larger-than-average plot. Currently used as an office space, with the correct consents, the property offers a fantastic residential development opportunity.

The property spans over two stories and has all the features you would expect from a Victorian Villa such as bay windows, ornate cornicing, ceiling roses etc. One the ground floor there are currently four large rooms used as office space and a board room, a staff kitchen, storage facilities and a WC on the lower level. The feature staircase leads to the first floor, where you will find a further six rooms. Externally, the property occupies a larger than average plot with a sweeping driveway, parking for numerous vehicles and a private rear garden.

GROUND FLOOR ROOMS



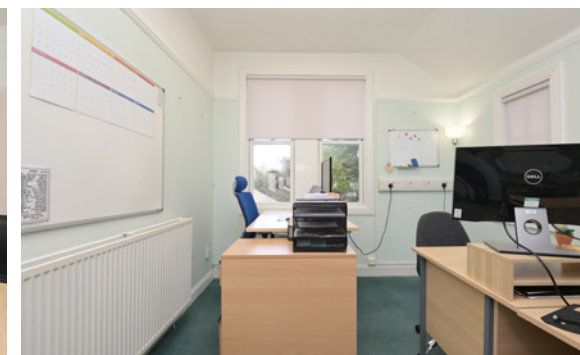
GROUND FLOOR
ROOMS



KITCHEN
& WC'S



FIRST FLOOR
ROOMS



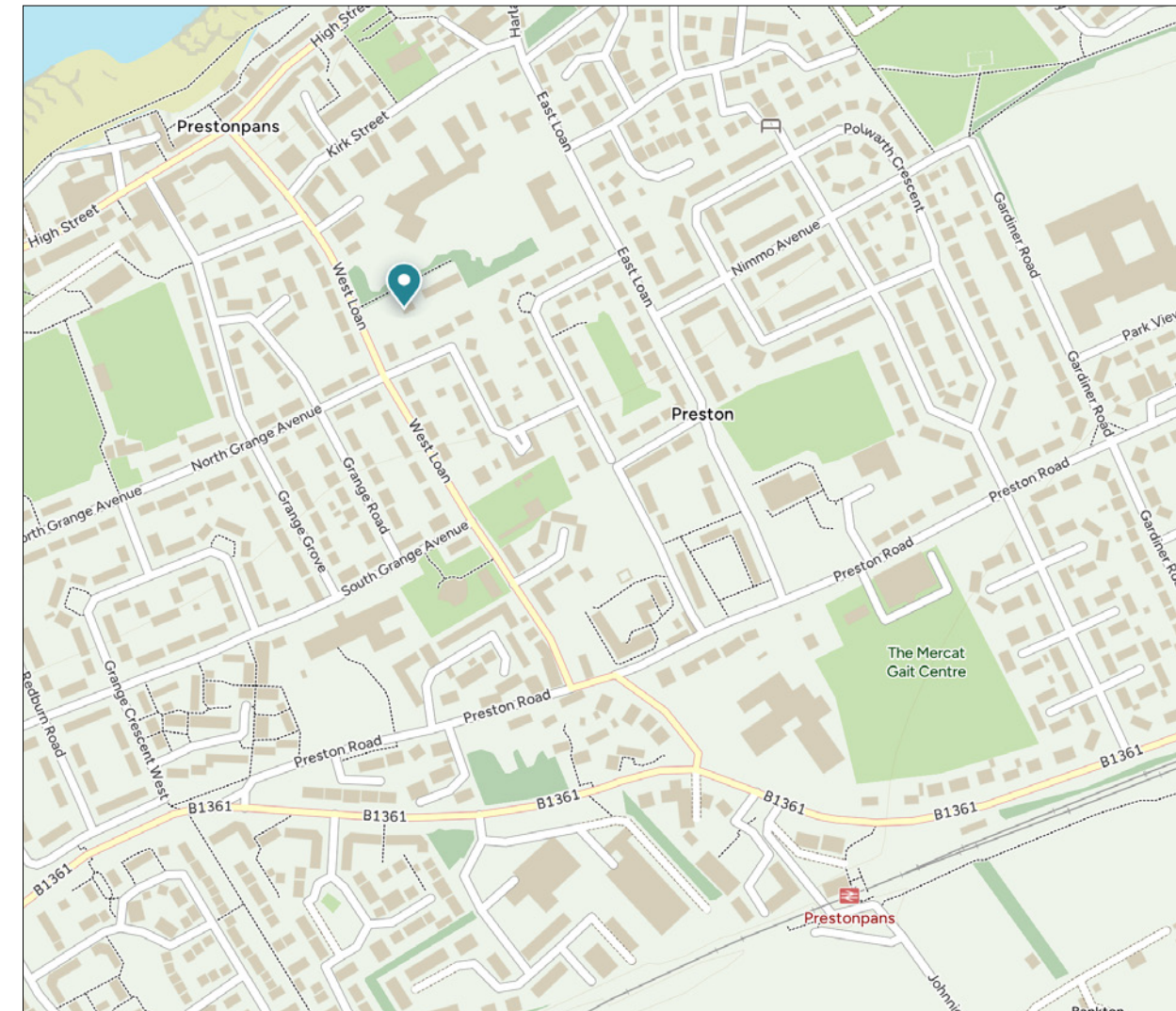
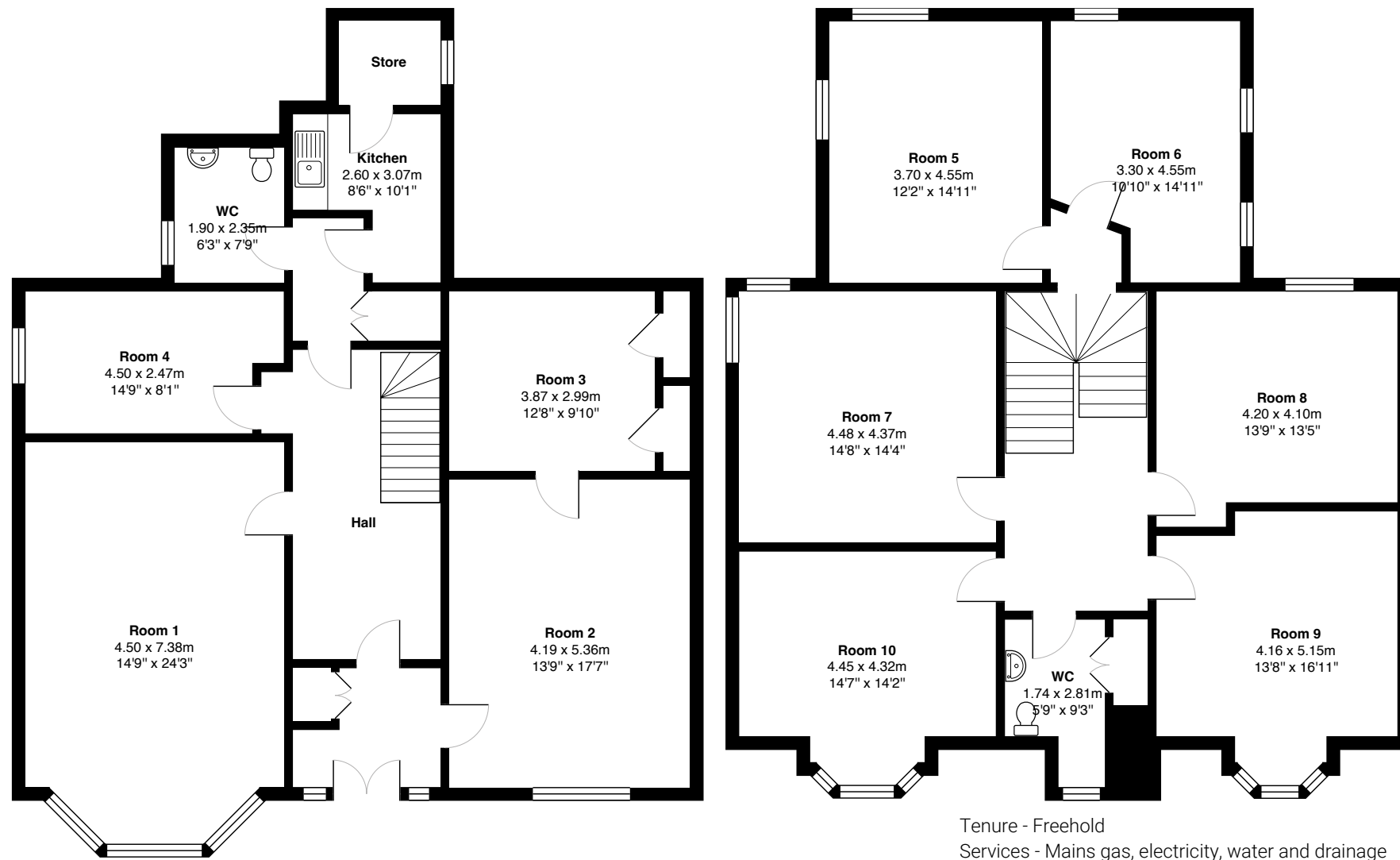
FIRST FLOOR
ROOMS



THE
EXTERIOR



FLOOR PLAN & LOCATION MAP





THE LOCATION

Prestonpans, East Lothian

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.





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