

23 Appin Drive

PRESTONPANS, EDINBURGH, EAST LOTHIAN, EH32 9FB



Spacious Two-Bedroom Semi-Detached House In Prestonpans



0131 524 9797



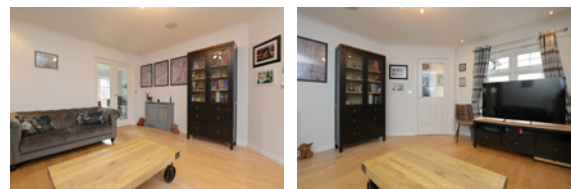
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McEwan Fraser Legal is delighted to present this spacious two-bedroom semi-detached house in the popular East Lothian town of Prestonpans.

THE LIVING ROOM



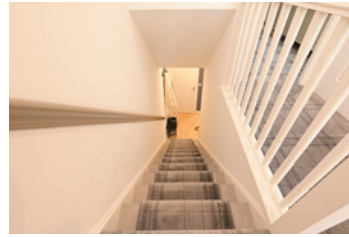
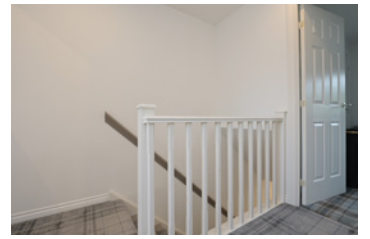
Inside, the property comprises a spacious living room which is flooded with natural light and offers various possibilities for furniture arrangements.

THE KITCHEN



The fully equipped kitchen provides access to the private rear garden. The kitchen offers ample cooking and dining space and is fitted with a dishwasher, fridge freezer and washing machine as well as a gas hob and fan oven.





There is one main family bathroom on the first floor which is fitted with a shower over the bath and there is a WC on the ground floor. The house also boasts two double bedrooms.

THE BATHROOM



BEDROOM 1



BEDROOM 2

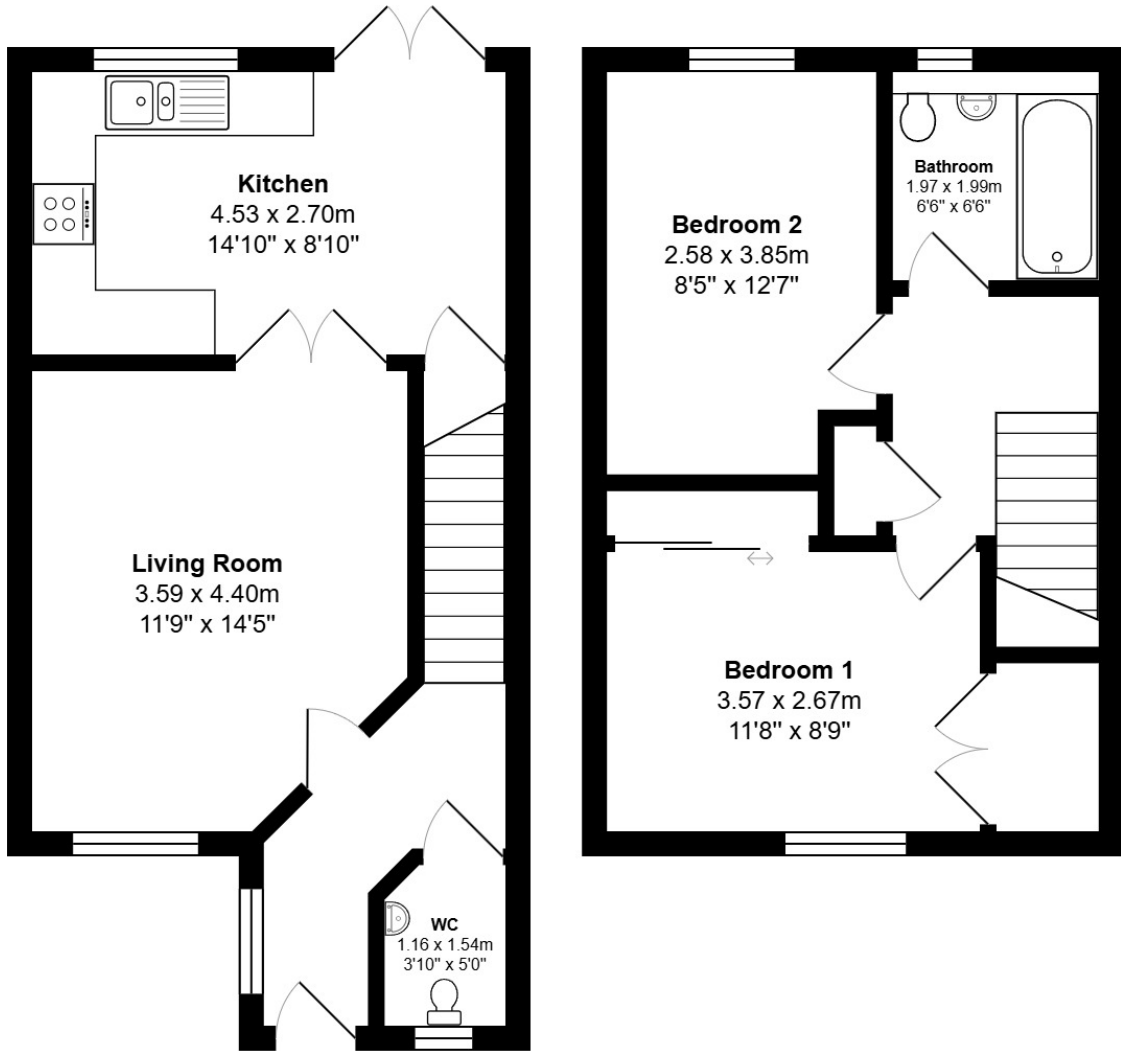


In addition, the property includes a generous private garden to front, rear and side offering extension potential with the correct consent and the house benefits from gas central heating and double-glazed windows, making for a cosy and cost-effective home, year-round.

EXTERNALS

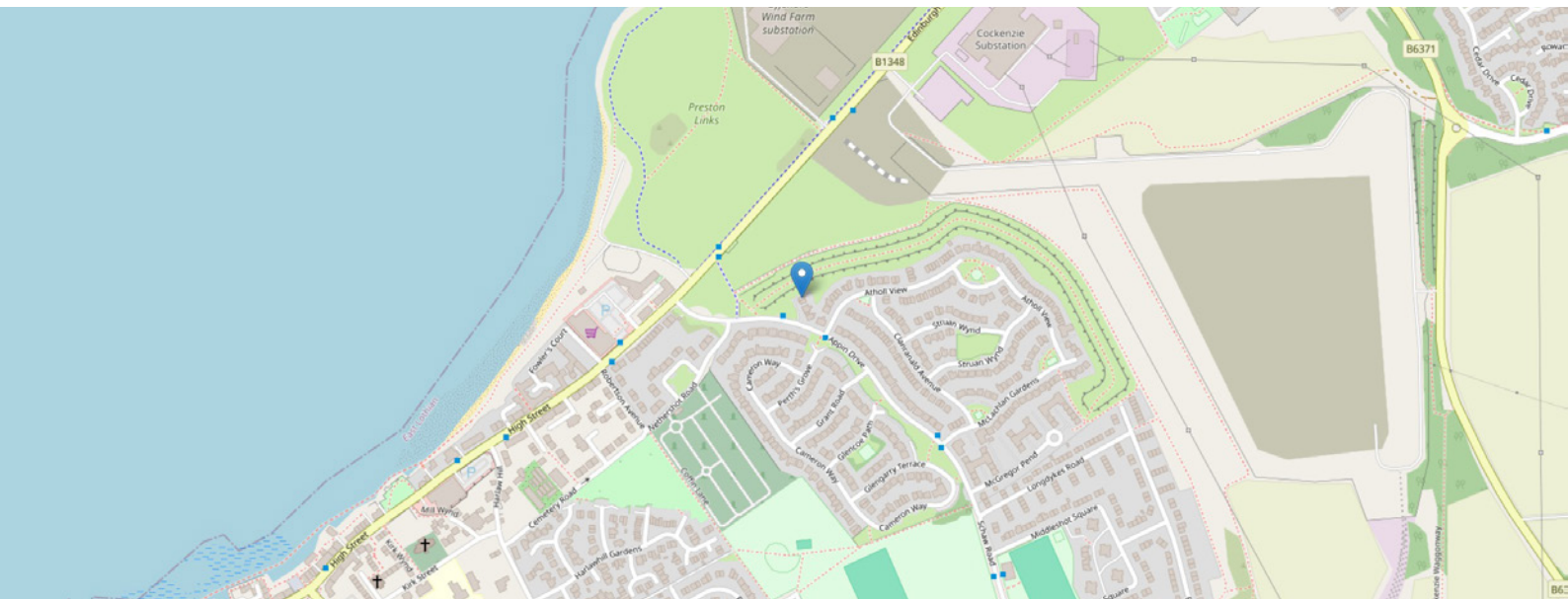


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 70m² | EPC Rating: C



THE LOCATION

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 fourteen 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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