



*Designed to maximise the natural available light to create a modern ambience*



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McEwan Fraser Legal is delighted to present this well-presented two double bedroom flat to the market.

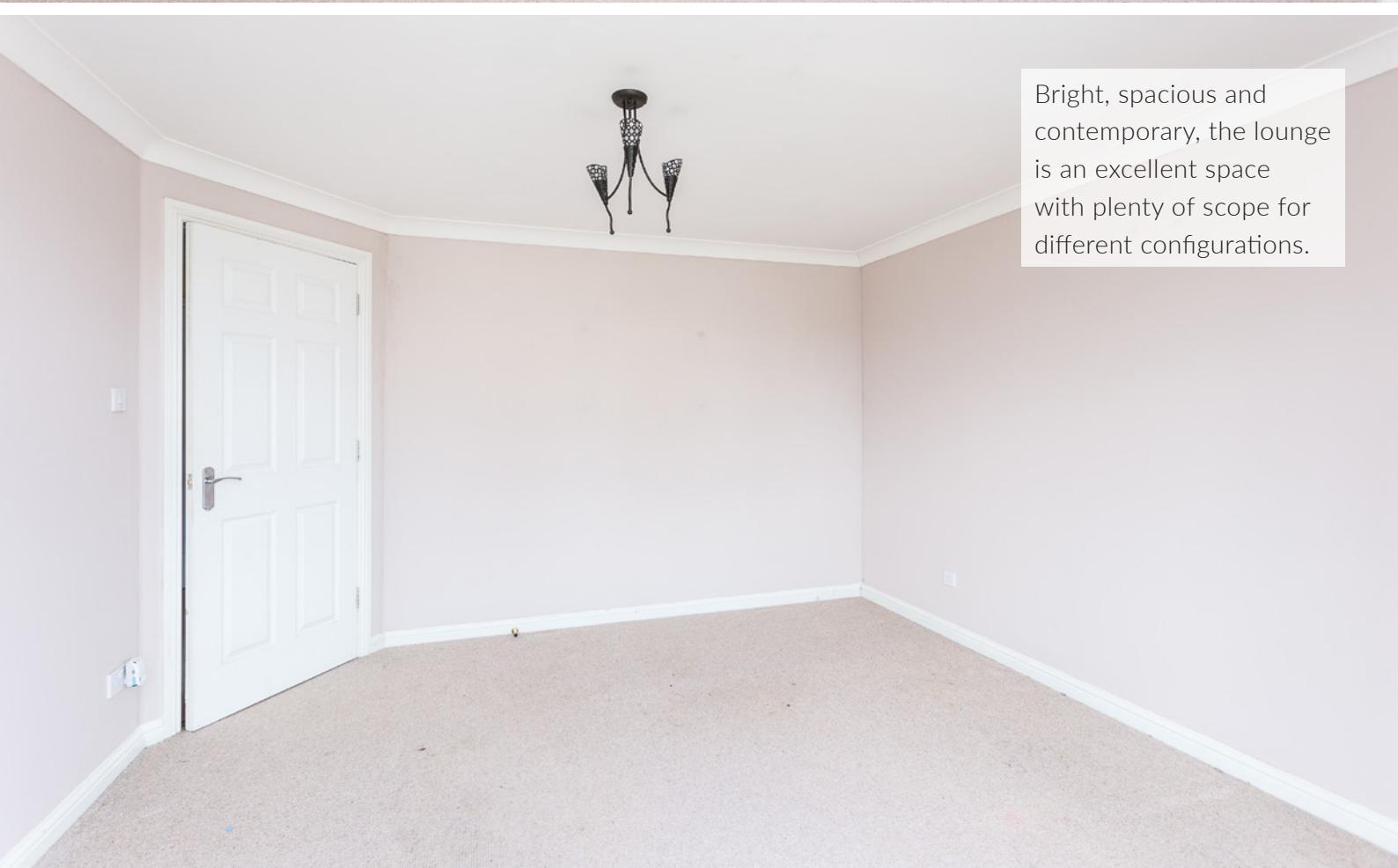
The apartment has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary, neutral theme.

## THE KITCHEN



The apartment is entered via a welcoming hall which provides access to all rooms and includes integrated storage and space. From the hallway, you find a fantastic open plan kitchen dining room. The kitchen is new and modern comprises a generous range of base and wall-mounted units. Electric hob, electric oven, cooker hood, fridge freezer, washing machine and dish washer are integrated.

# THE LOUNGE



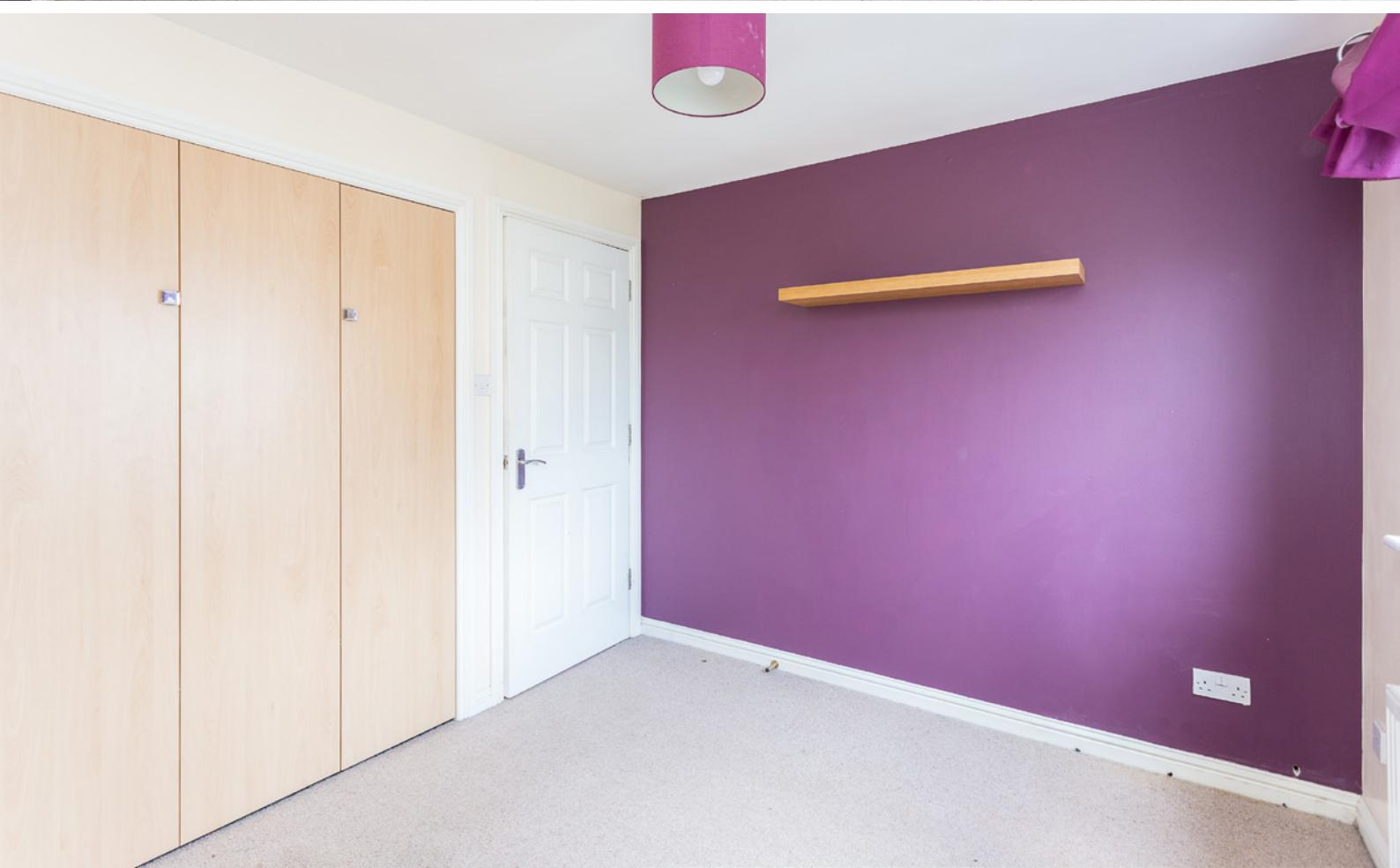
Bright, spacious and contemporary, the lounge is an excellent space with plenty of scope for different configurations.

There are two ample double bedrooms. The master bedroom is a particularly generous double with integrated wardrobes. The second bedroom is also a well-proportioned double with an integrated wardrobe.

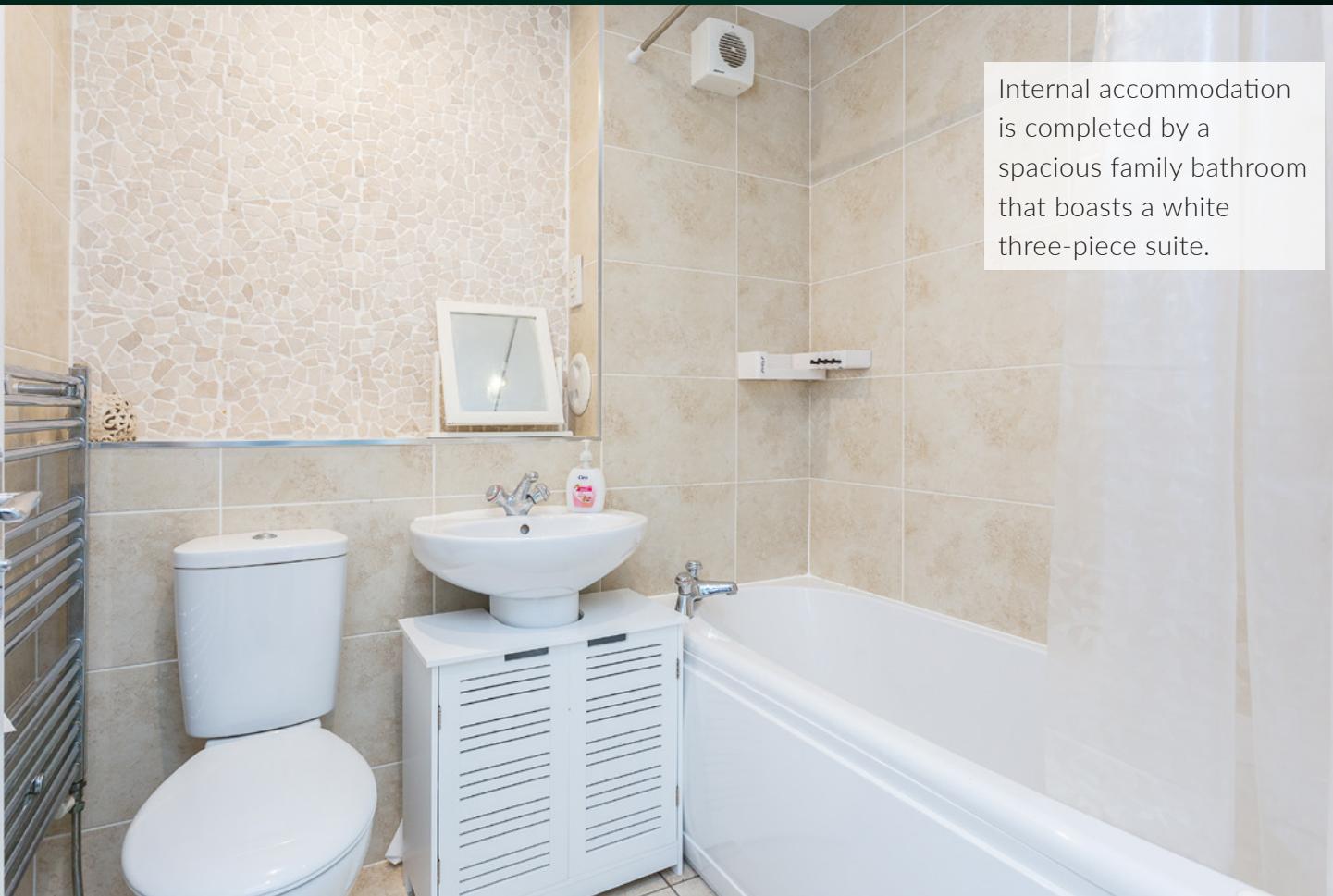
## BEDROOM 1



# BEDROOM 2



# THE BATHROOM & HALLWAY



Internal accommodation is completed by a spacious family bathroom that boasts a white three-piece suite.

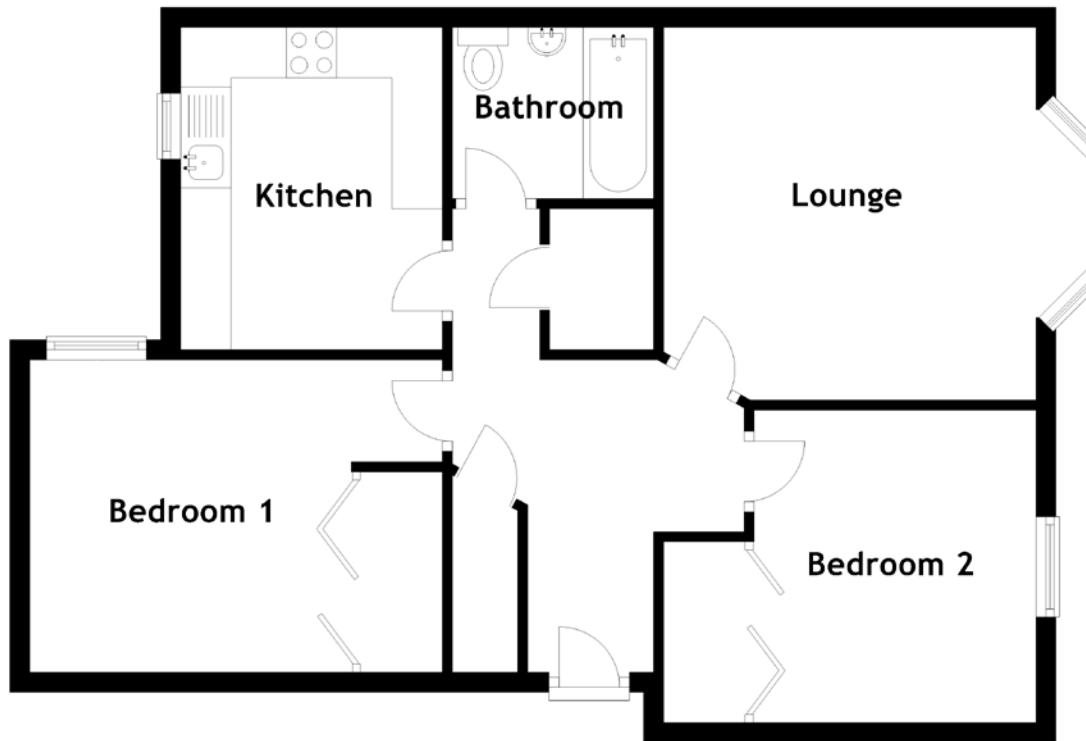


This property also benefits from full double-glazing, central heating and private parking while the wider development also provides a communal children's play area, maintained grounds and a secured entry system.

## EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



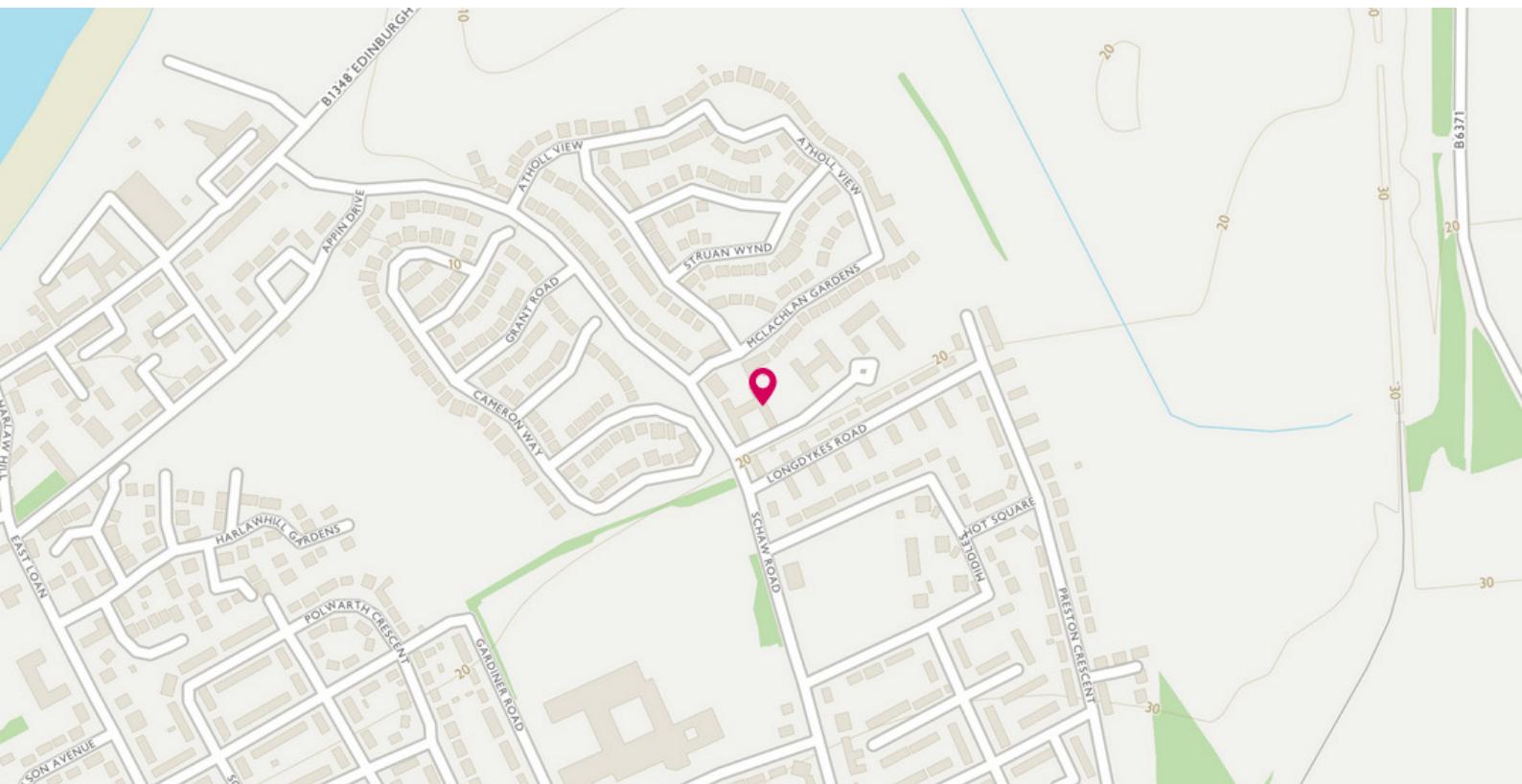
Approximate Dimensions (Taken from the widest point)

Lounge                    3.70m (12'2") x 3.70m (12'2")  
Kitchen                  3.20m (10'6") x 2.60m (8'6")  
Bedroom 1               4.10m (13'5") x 3.10m (10'2")

Bedroom 2  
Bathroom

3.10m (10'2") x 2.80m (9'2")  
2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup>  
EPC Rating: B



# THE LOCATION

Prestonpans is a small town situated in the county of East Lothian on the coast of the Firth of Forth.





Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city. The journey into Edinburgh will take approximately twenty minutes by car and there is, of course, an excellent bus service. There is also a direct train service to Waverley Station, a journey which will take roughly around twelve minutes.

Prestonpans offers a wide range of shops and facilities, including supermarkets which will provide every possible daily requirement, as well as Post Office services. The property is also close to local schools including the well regarded Preston Lodge High School.



# McEwan Fraser Legal

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