

# 80 Inchview

PRESTONPANS, EAST LoTHIAN, EH32 9BH



*Spacious And Bright Two Bedroom  
Home In Prestonpans*



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McEwan Fraser Legal is delighted to present this two-bedroom home in Prestonpans. The property is in good condition internally however, would benefit from modernisation.

# THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which is flooded with natural light and is very generously proportioned.
- Fully equipped kitchen with access to the garden. The kitchen is bright and spacious with freestanding appliances.

# THE KITCHEN







- Two double bedrooms which include storage and various possibilities for furniture arrangements.
- A family bathroom equipped with a three-piece suite and shower.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2





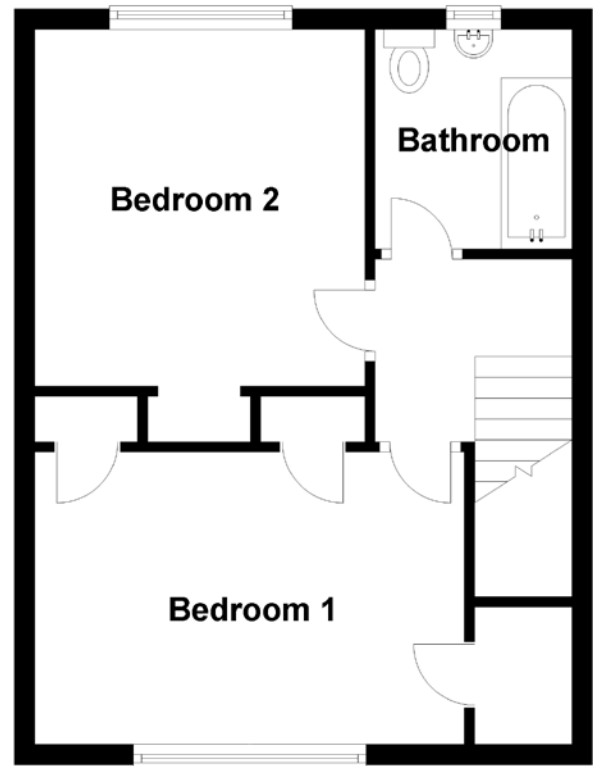
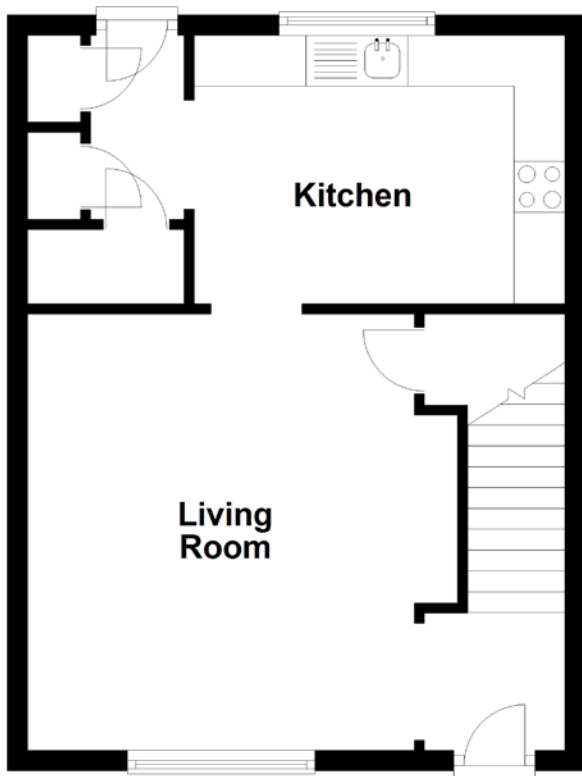
In addition, the property includes double glazed windows, central heating and free residents parking.

# THE GARDEN & VIEW





# FLOOR PLAN, DIMENSIONS & MAP

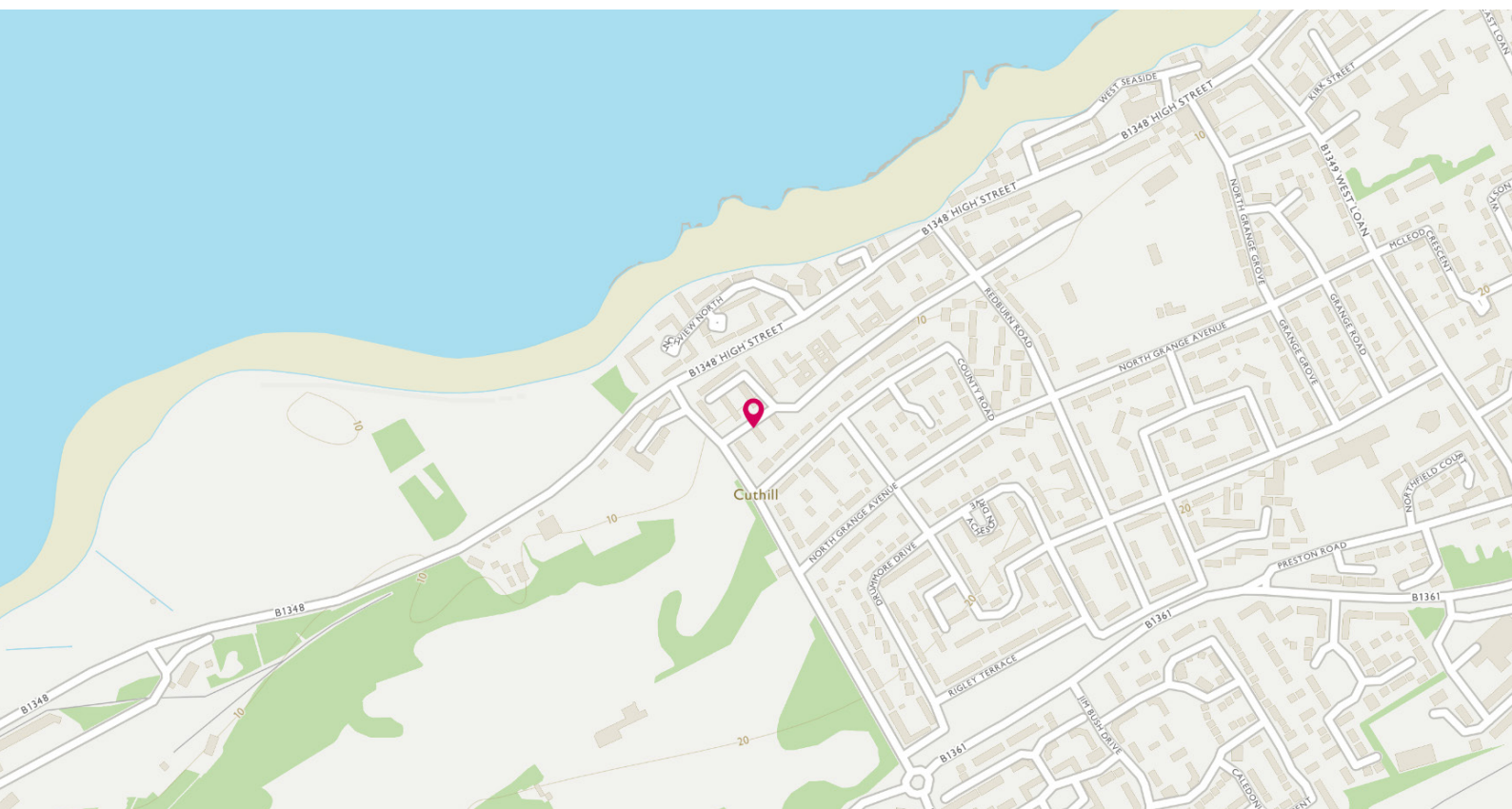


Approximate Dimensions (Taken from the widest point)

Living Room	4.29m (14'1") x 4.23m (13'11")
Kitchen	3.65m (12') x 2.64m (8'8")
Bedroom 1	4.27m (14') x 2.87m (9'5")

Bedroom 2	3.51m (11'6") x 3.25m (10'8")
Bathroom	2.16m (7'1") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>  
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 from Prestonpans, a journey which will take about twelve minutes.

Prestonpans offers a wide range of shops and facilities, including a supermarket that provides every possible daily requirement, as well as banking facilities and a health centre. In addition there are local primary, nursery and secondary schools.

This is a beautiful area featuring two harbours, several golf courses nearby, an indoor sports centre and the popular race course at Musselburgh. There are lovely walks along the beaches and there is a swimming pool at Mercat Gait Centre in Prestonpans.



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