

33 Blink O'Forth

PRESTONPANS, EAST LOTHIAN, EH32 9GA



*Stylish three-bedroom family home with
stunning attic conversion and private garden*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this beautiful three-bedroom mid-terrace home with an impressive attic conversion. The property is brought to the market in excellent condition throughout and makes the perfect family home.

THE KITCHEN



Upon entering, you are greeted by a welcoming hallway. To your right is the modern kitchen, fitted with a gas hob, oven, integrated fridge/freezer, freestanding washing machine, and ample storage space.

THE LIVING ROOM



Continuing along the hall, you'll find the bright and spacious living room, filled with natural light thanks to large windows and French doors that open out to the rear garden. A convenient WC completes the ground-floor accommodation.





Upstairs, there are two well-proportioned double bedrooms; one featuring built-in wardrobes and the other currently set up as a home office.

THE BATHROOM



BEDROOM 2



BEDROOM 3



The attic has been thoughtfully converted to create a generous principal bedroom, boasting dual-aspect windows and a stylish three-piece en suite with a walk-in shower.

BEDROOM 1



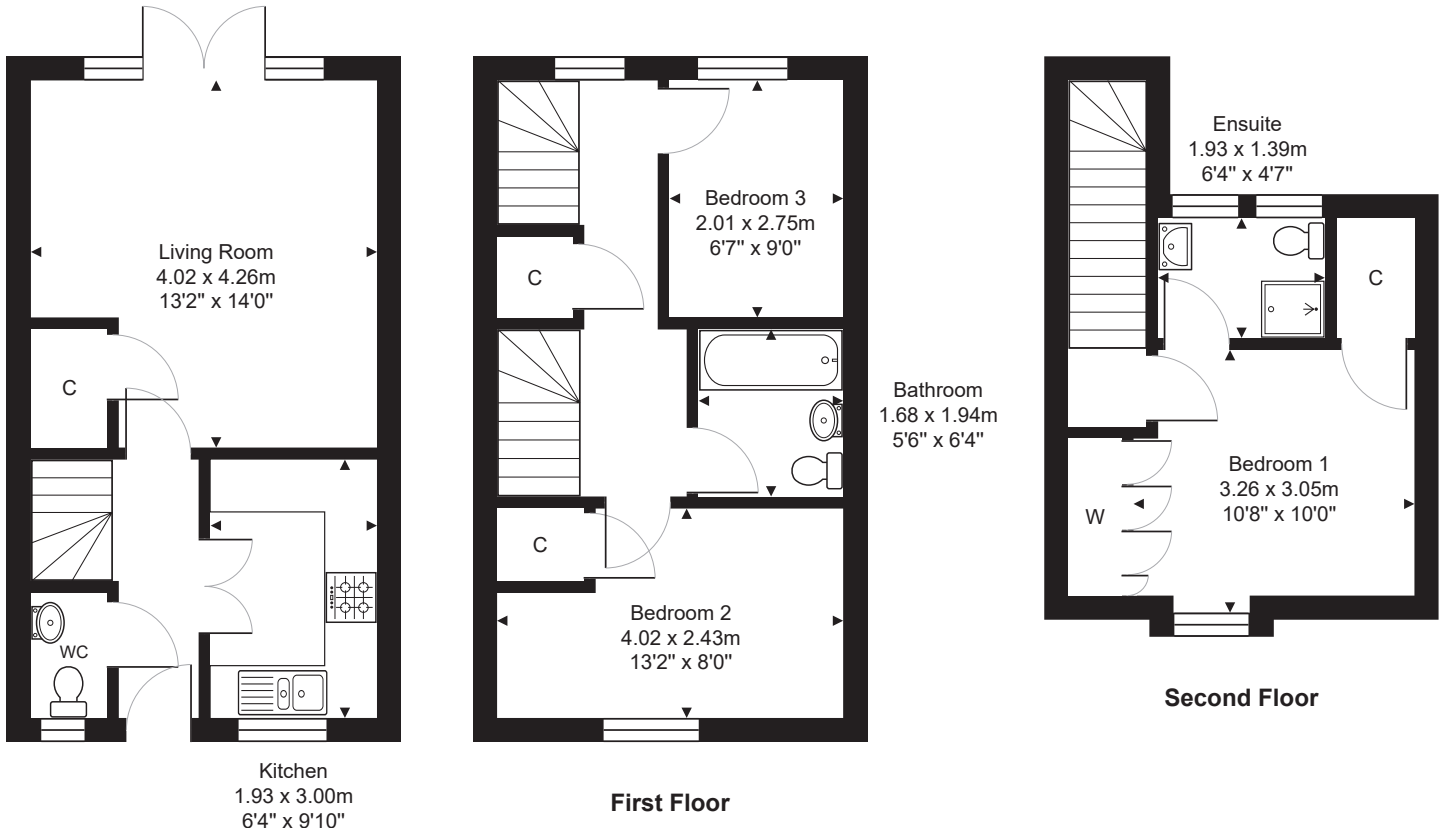
Externally, the property benefits from a good-sized rear garden, ideal for family gatherings and outdoor relaxation. On-street parking and additional parking bays are also available nearby.

This is a superb opportunity to acquire a modern, move-in-ready home ideal for growing families or professionals alike.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 73m² | 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 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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