

# 21 Preston Cross Cottages

PRESTONPANS, EAST LoTHIAN, EH32 9EJ



*Superb three bedroom end terraced house in the  
Prestonpans Conservation Area*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this superb three bedroom end terraced house in heart of the Prestonpans Conservation Area. The property is one of a number of similar properties arranged around a beautiful central green. Internally, the property has been sensibly extended and offers excellent living space over two floors with two bedrooms upstairs and a third downstairs. This charming house is in very good internal order and further benefits from gas central heating, double glazing and a private garden.

# THE LIVING/DINING ROOM



On the ground floor, accommodation is focused on an extremely spacious living/dining room. This room is neutrally decorated, finished with laminate flooring and has a lovely fireplace that serves as a natural focal point. The space on offer gives plenty of flexibility for an incoming purchaser to create their ideal entertaining space.



# THE KITCHEN



The kitchen is accessed directly from the living room and includes a good range of base and wall mounted units that provide excellent preparation and storage space. Double oven and five ring gas hob are integrated and space is provided for a range of free-standing appliances.





# BEDROOM 3/SITTING ROOM



The ground floor also includes the third double bedroom which the current owners utilise as an additional public which further underlines the flexibility of the property. This bright, dual-aspect, room is also neutrally decorated and finished with quality laminate flooring. Ground floor accommodation is completed by a modern shower room.





# LOWER SHOWER ROOM





Stairs from the living/dining lead up into spacious loft conversion which includes a large master bedroom, second double bedroom and a further shower room. The master bedroom is particularly generous with ample floor space for a full range of bedroom furniture alongside fitted wardrobes.

# THE MASTER BEDROOM





# BEDROOM 2





# UPPER SHOWER ROOM





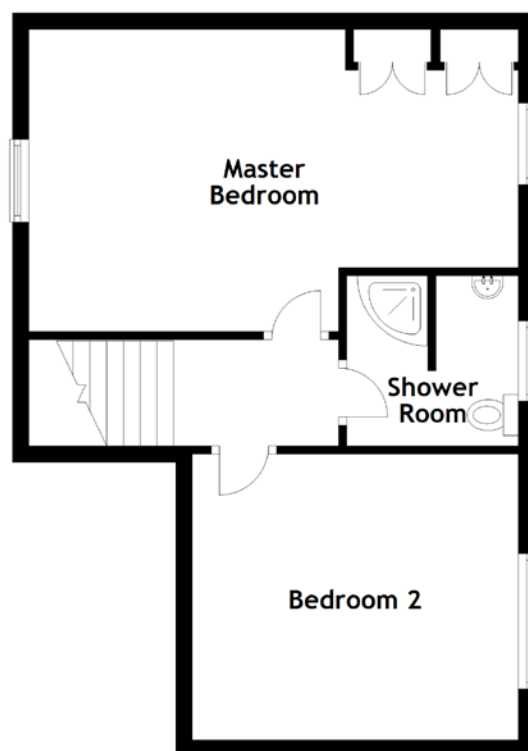
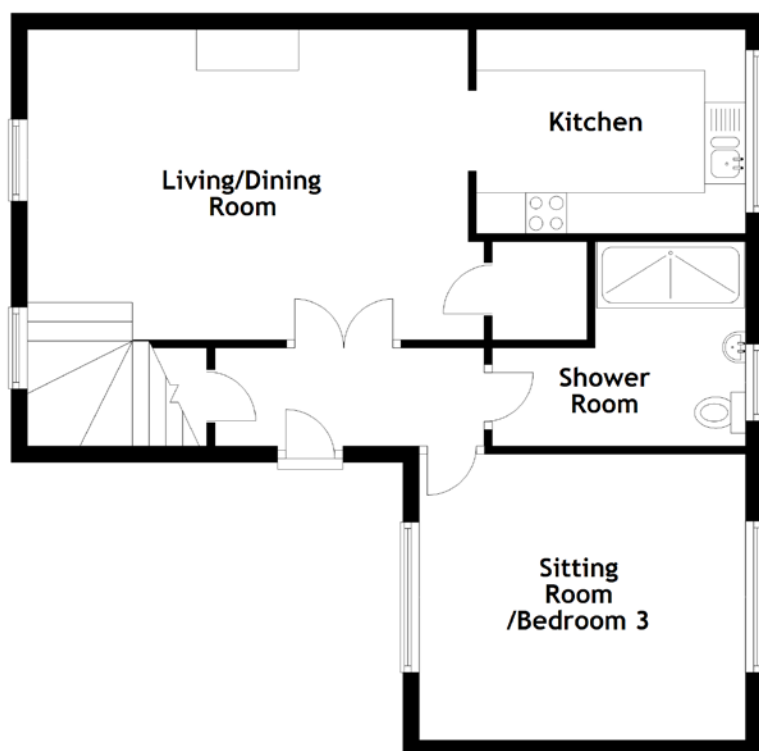
Overall, this a superb house with very flexible accommodation and viewing is highly recommended to fully appreciate all the property has to offer.

# THE GARDENS





# FLOOR PLAN, DIMENSIONS & MAP



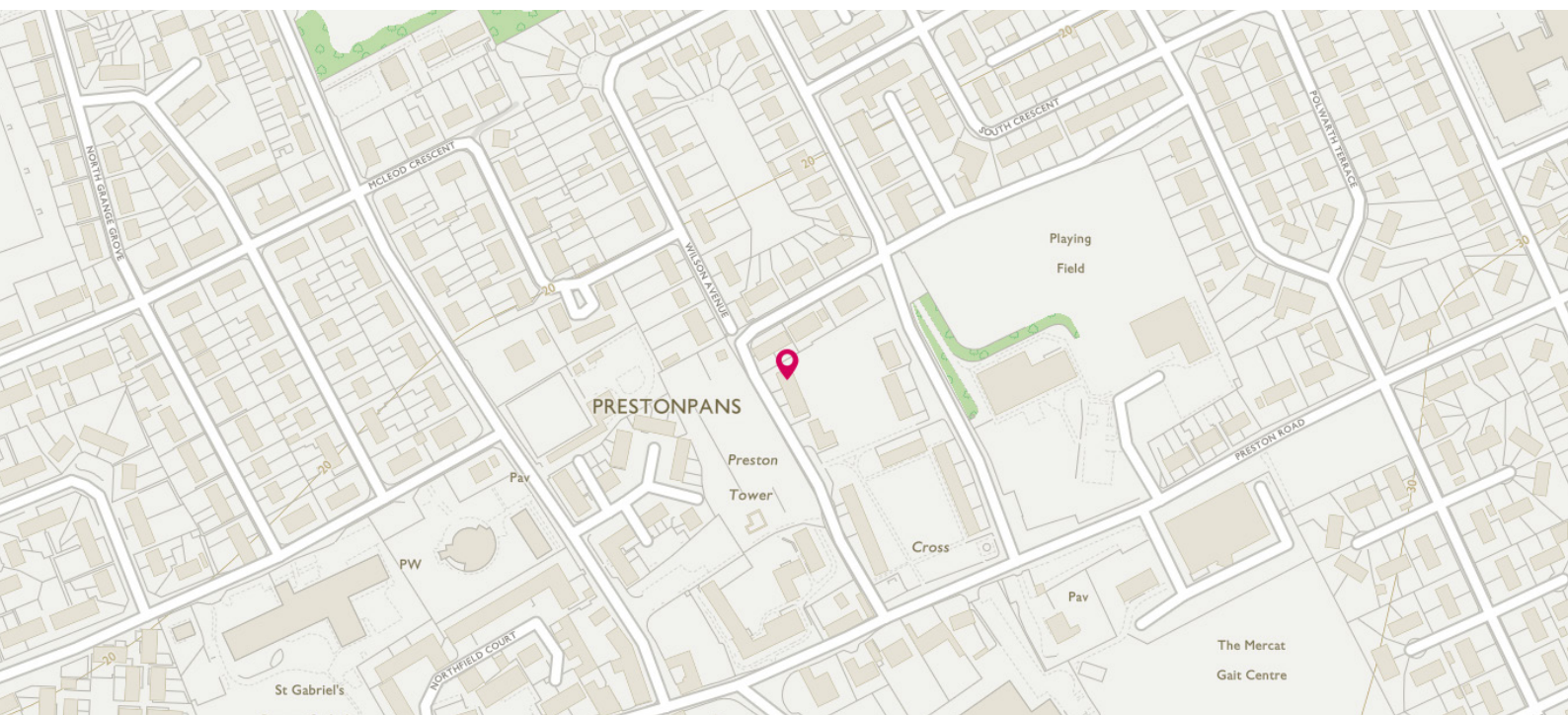
Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Living/Dining Room	5.40m (17'9") x 3.80m (12'6")
Kitchen	3.30m (10'10") x 2.50m (8'2")
Shower Room	2.70m (8'10") x 2.10m (6'11")
Sitting Room/Bedroom 3	4.00m (13'1") x 3.50m (11'6")

First Floor	
Master Bedroom	6.00m (19'8") x 3.70m (12'2")
Bedroom 2	4.00m (13'1") x 3.50m (11'6")
Shower Room	2.10m (6'11") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 98m<sup>2</sup>

EPC Rating: C





# THE LOCATION

For those unfamiliar with the area, 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. 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 all the usual banking, building society and Post Office services.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**MICHAEL MCMULLAN**  
Surveyor



Professional photography  
**ERIN MCMULLAN**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.















