

16 Clanranald Avenue

PRESTONPANS, EAST LoTHIAN, EH32 9FP



This modern three-bedroom end-terrace house forms part of an established development in popular Prestonpans



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McEwan Fraser is delighted to bring this modern three-bedroom end-terrace house to the market. This well-proportioned property forms part of an established development in popular Prestonpans. It would make an ideal first-time buy or starter house for a young family. Benefits include gas central heating, double glazing, a driveway, and a sunny southwest-facing rear garden.

THE LIVING ROOM



Internal accommodation is focused on a spacious living room which is naturally bright, neutrally decorated and finished with contemporary laminate flooring. There is plenty of space for a full suite and supporting furniture which will give a new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN/DINER



The dining kitchen is accessed directly from the living room. There is a generous range of high gloss base and wall-mounted units that offer plenty of prep and storage space. The gas hob and electric oven are integrated and further space is provided for freestanding appliances. There is plenty of space for a dining table alongside the French doors which open to the rear garden. Ground floor accommodation also includes a W.C.





Climbing the stairs, the first-floor landing gives access to all three bedrooms and the bathroom. There is also access to a loft space for additional storage. Bedroom one is a spacious rear-facing neutral double bedroom that has a wall-mounted TV point and plenty of space for a large double bed and freestanding storage. Bedrooms two and three are front-facing, neutrally decorated, and finished with laminate flooring. The bathroom is partially tiled and includes a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

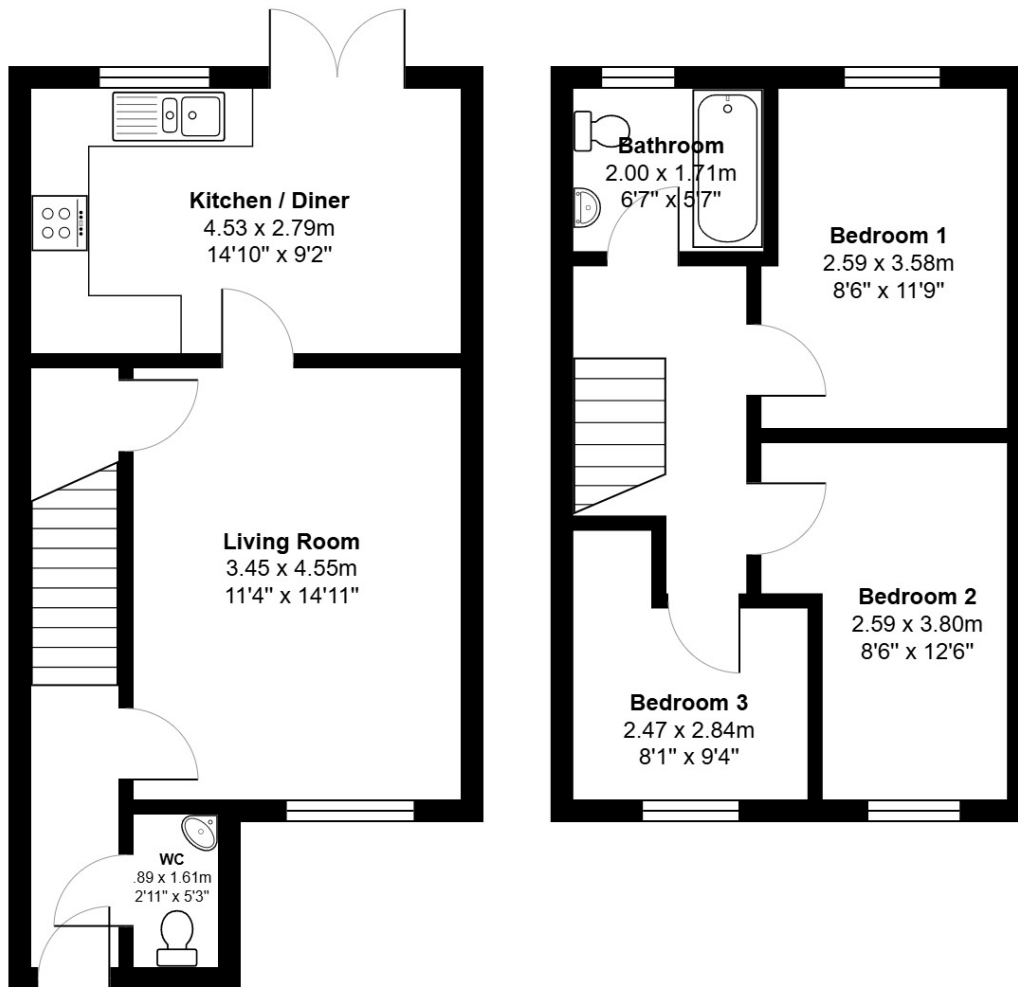


Externally, the property has a double mono-block driveway to the front and a generous rear garden. The garden has a large deck for entertaining and artificial grass for ease of maintenance.

EXTERNALS

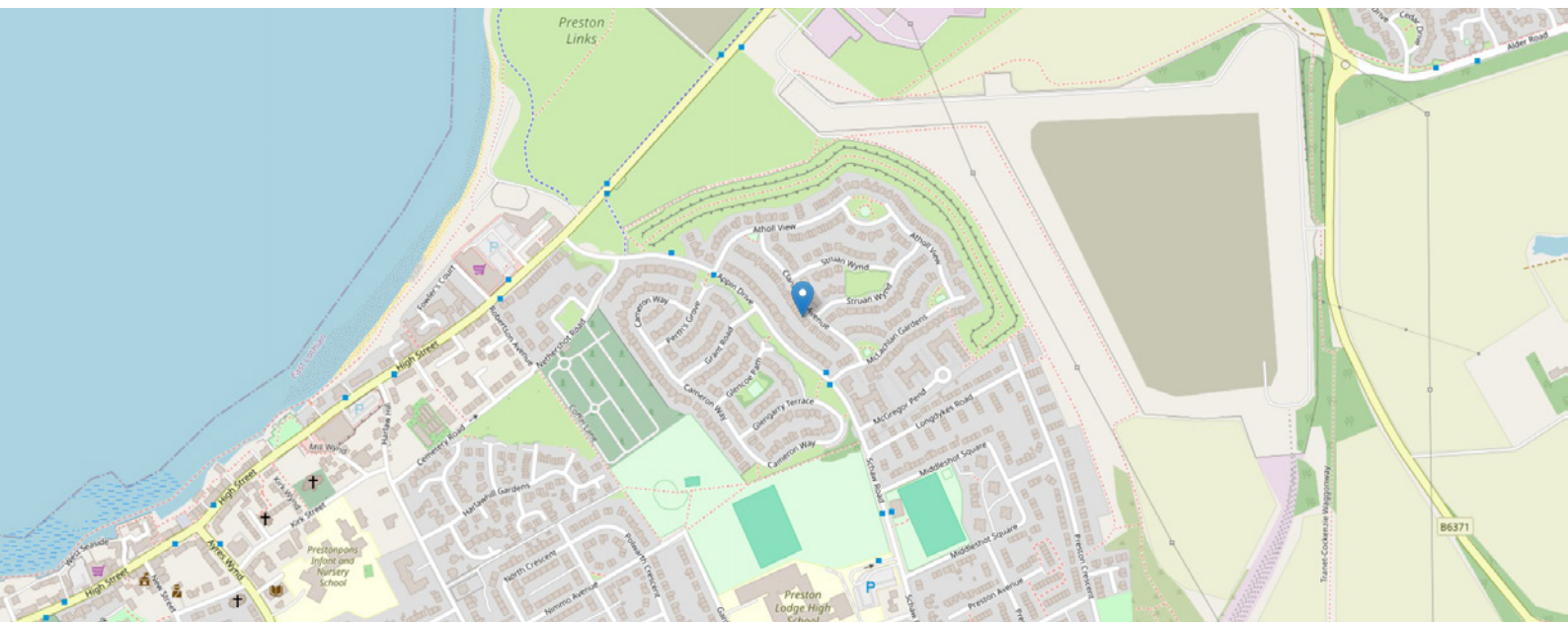


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

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



THE LOCATION

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is an extremely popular commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass.





There are a number of local shops including a supermarket, schools and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinnaird Retail Park which offers a selection of “High Street” shops and superstores. A variety of leisure facilities are available in the area including Prestonpans swimming pool, a choice of golf courses and several sandy beaches. Prestonpans has its own railway station.



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