

99 High Street

PRESTONPANS, EAST LOTHIAN, EH32 9AD



*SPACIOUS TWO BEDROOM MAIN
DOOR LOWER IN PRESTONPANS*



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McEwan Fraser Legal is delighted to present this charming two-bedroom house in the heart of Prestonpans. The property is in walk-in condition and showcases excellent transport links, with the bustling town centre and local amenities just a stone's throw away.

Inside, the property comprises of:

- Fully equipped kitchen with ample storage space, modern fittings, and room for dining
- Spacious living area with large windows allowing natural light to flood the room, creating a warm and welcoming space
- Two double bedrooms, both generously sized with plenty of storage space
- One modern three-piece bathroom with a stylish suite and shower unit
- Utility room with direct access to the private rear garden, offering convenience for day-to-day living

In addition to this, the property includes a private rear garden, an ideal space for relaxing or entertaining guests. Benefiting from gas central heating and new double-glazed windows, the home provides both comfort and energy efficiency.

This is a rare opportunity to acquire a delightful house in a central location with great access to transport links, local shops, and schools.







Bedroom 1

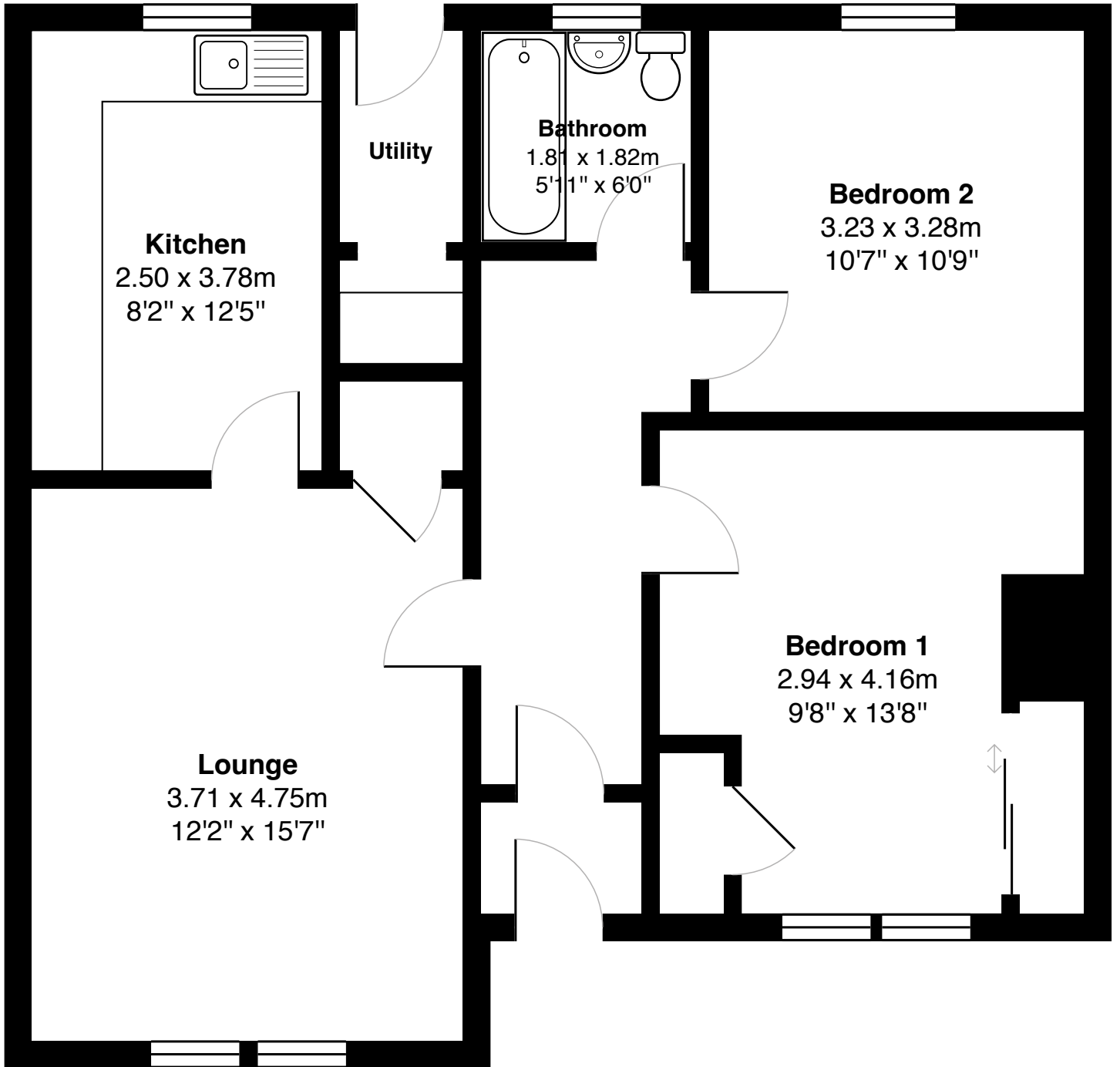




Bedroom 2







Gross internal floor area (m²): 72m²

EPC Rating: C



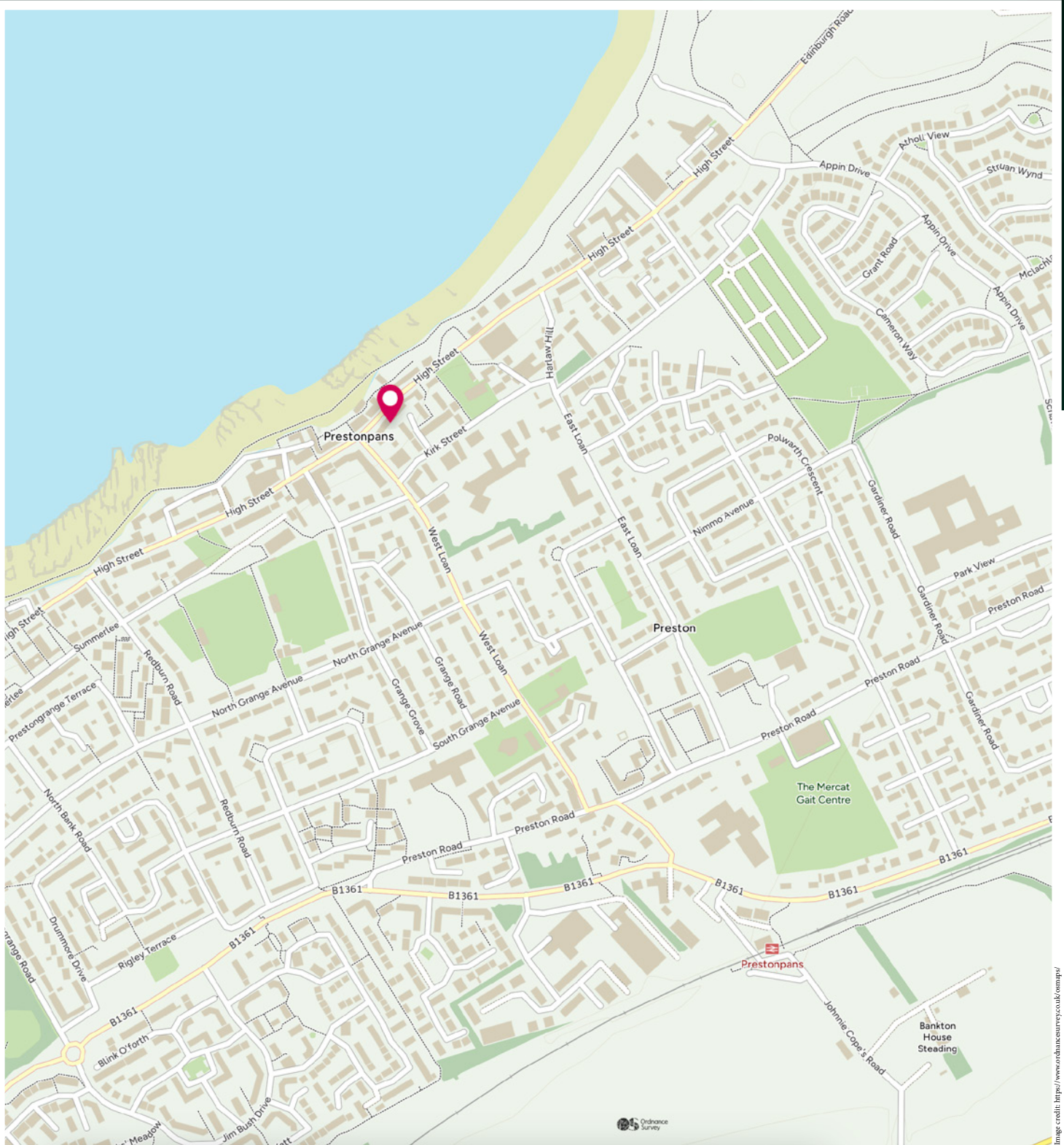


Prestonpans is a small town situated in the county of East Lothian on the banks of the River Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city, and is within easy commuting distance via the Musselburgh bypass.

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.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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