

# 7 Polwarth Crescent

PRESTONPANS, EAST LOTHIAN, EH32 9PW



*McEwan Fraser Legal is delighted to present this two-bedroom semi-detached house in Prestonpans*



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McEwan Fraser Legal is delighted to present this two-bedroom semi-detached house in Prestonpans. The property is in good condition throughout and would suit a range of buyers, including first-time purchasers and those looking to downsize. The property benefits from a quiet residential setting with easy access to local amenities, transport links, and outdoor space.

# THE LIVING ROOM



Inside, the property comprises a spacious living area with excellent proportions, providing ample space for both lounge and dining furniture.

# THE KITCHEN



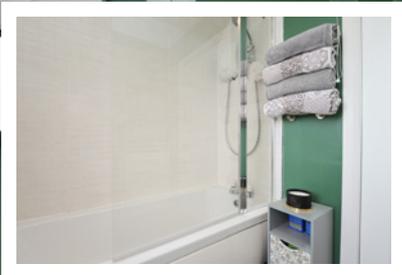
The fully equipped kitchen is generously sized, offering excellent workspace and direct access to the rear garden.





There are two bedrooms, which include a large principal bedroom benefiting from a spacious cupboard and walk-in wardrobes, and a second double bedroom with built-in cupboard storage. The bathroom has an electric shower over the bath and Hive smart heating controls. Additional storage space provided by a partially floored attic accessed via a ladder.

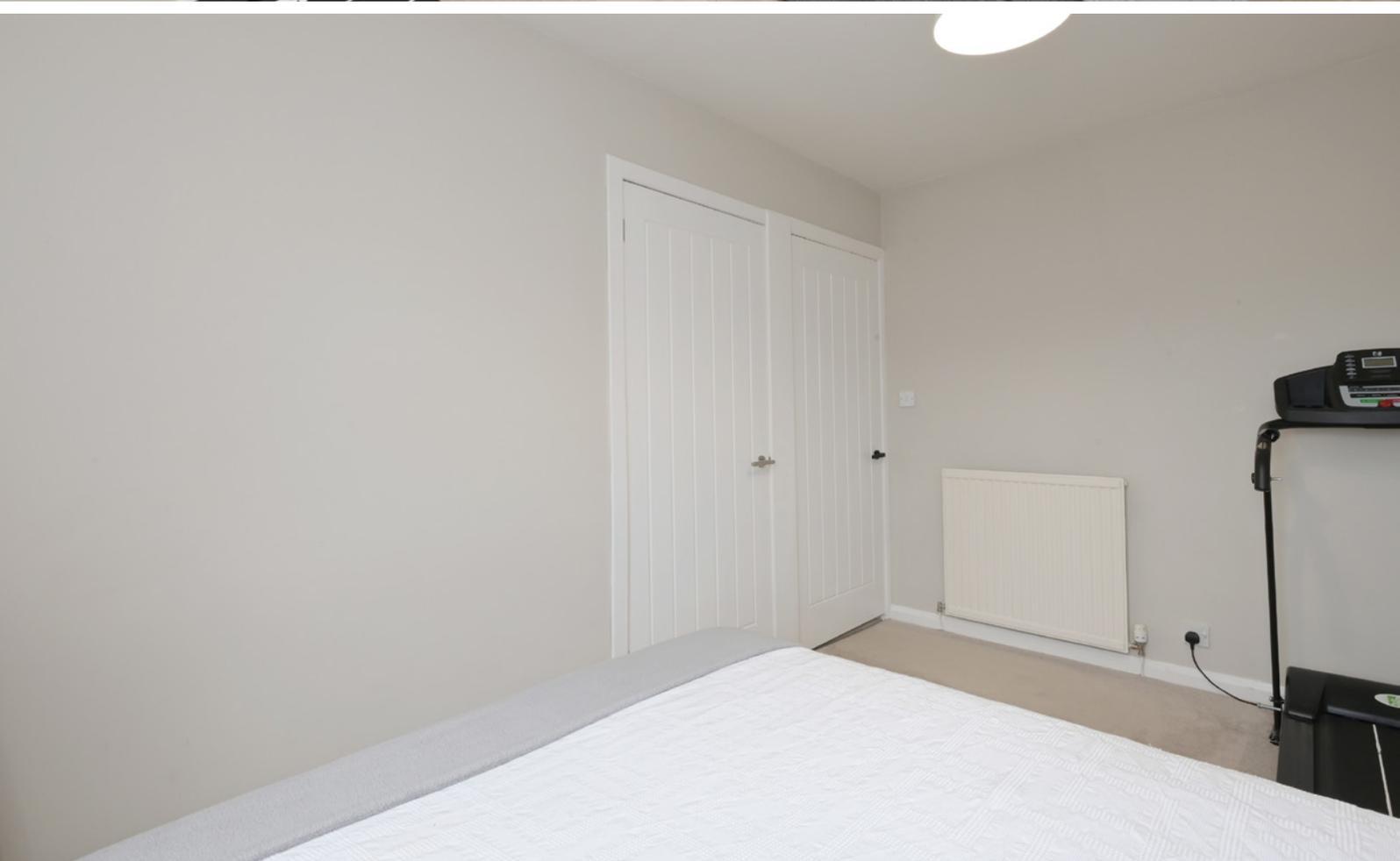
## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

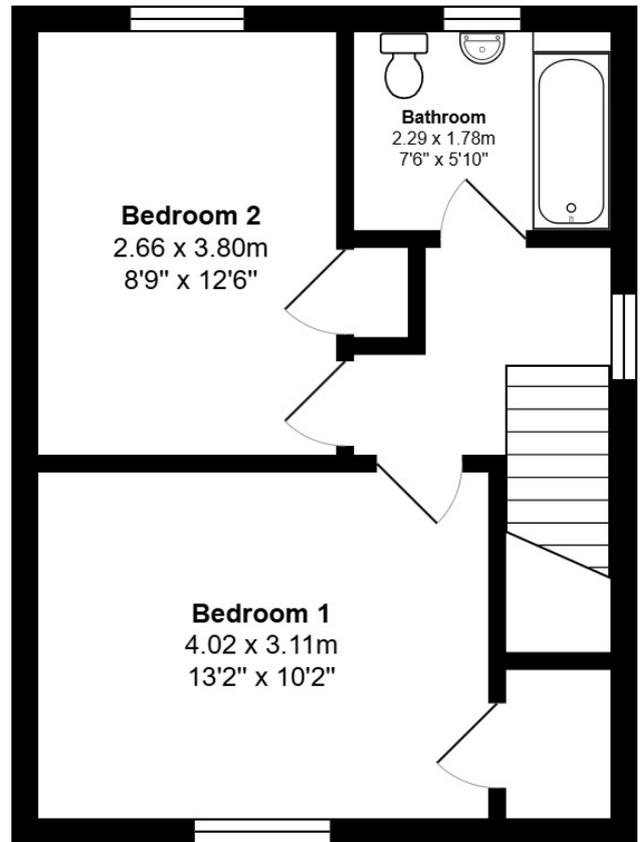
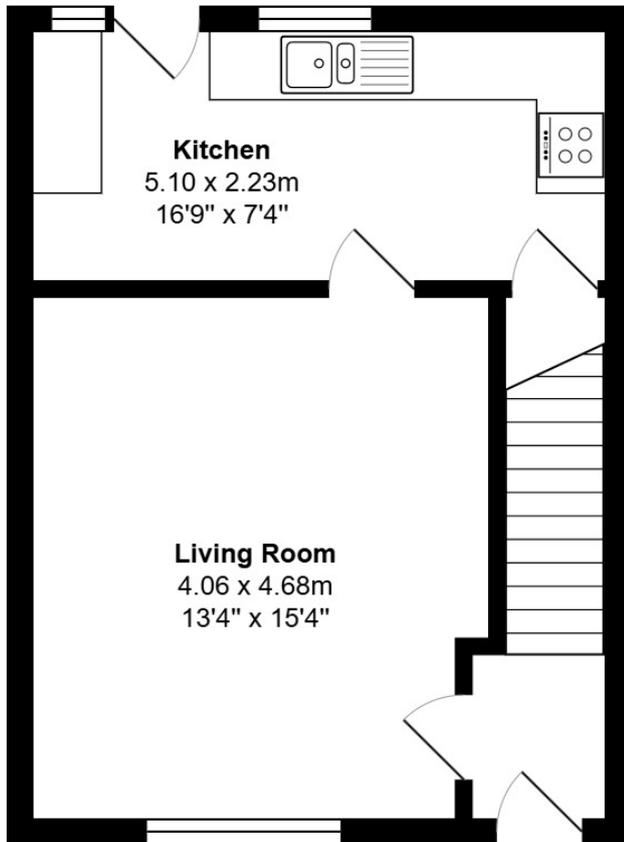


In addition, the property includes access to a low-maintenance rear garden with a lovely decking area, as well as a garden shed providing useful external storage. This is a rare opportunity to acquire a well-proportioned home in a popular residential area of Prestonpans.

# EXTERNALS

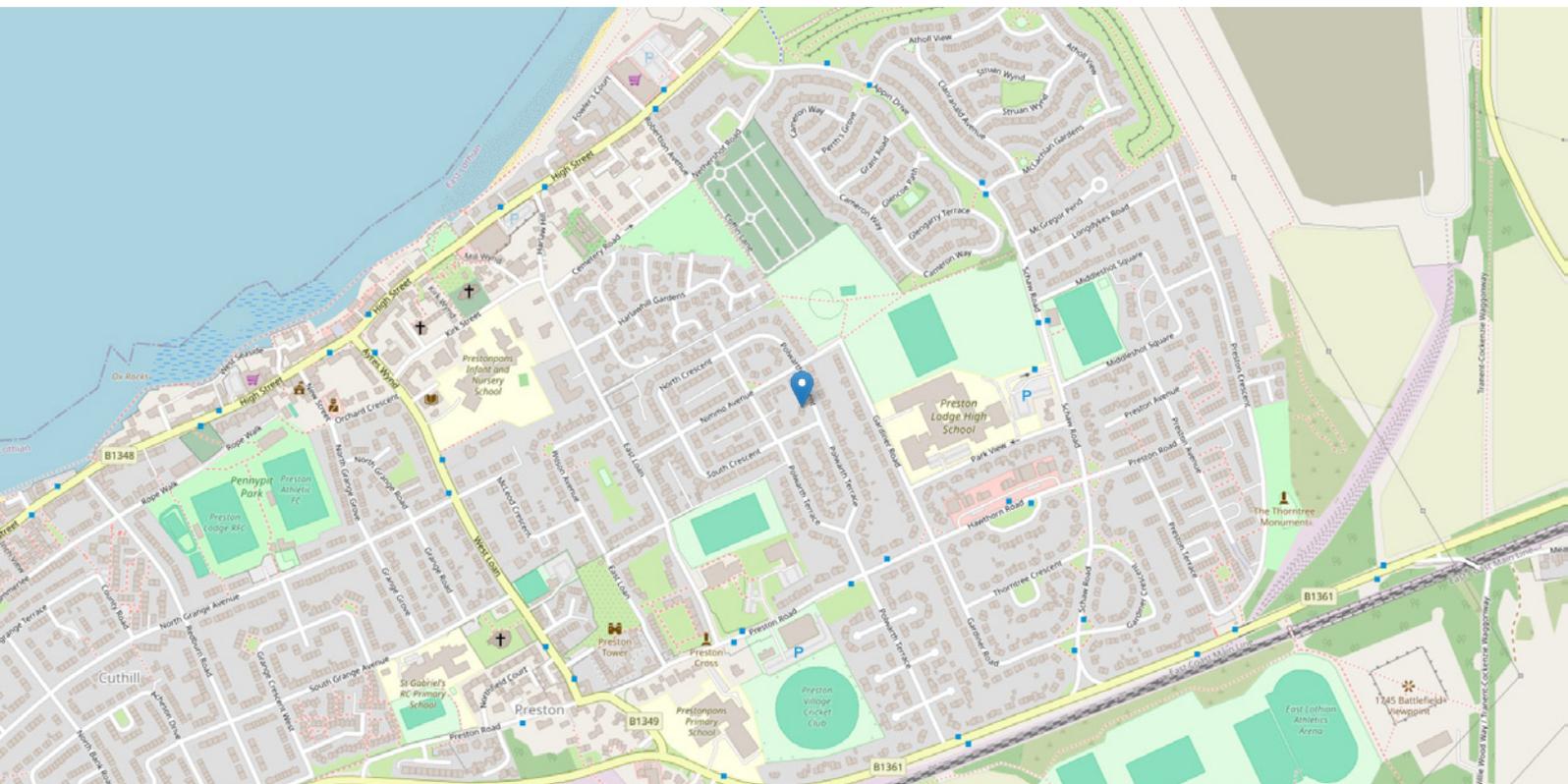


# FLOOR PLAN & DIMENSIONS



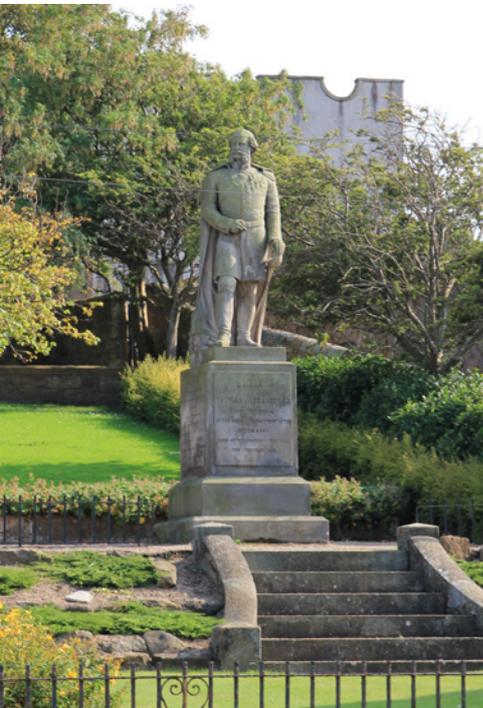
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup> | EPC Rating: D



# 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**

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