

12 South Grange Avenue

PRESTONPANS, EAST LoTHIAN, EH32 9LP



Two bedroom bungalow with huge potential, large garden and detached garage in sought-after Prestonpans



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this two-bedroom semi-detached bungalow, ideally located in the popular coastal town of Prestonpans. Offering a fantastic opportunity for buyers seeking a property with significant potential, this home provides a solid foundation for modernisation and personalisation.

THE LIVING ROOM



The accommodation comprises a bright and well-proportioned living space, and a good-sized kitchen with ample room for everyday use.

THE KITCHEN





There are two comfortable bedrooms, and the property also benefits from a wet room, providing practical and accessible facilities.

Further features include gas central heating and double glazing, ensuring a level of comfort and efficiency, while a generous attic space offers excellent additional storage and potential for future development, subject to the appropriate permissions.

THE WET ROOM



BEDROOM 1



BEDROOM 2



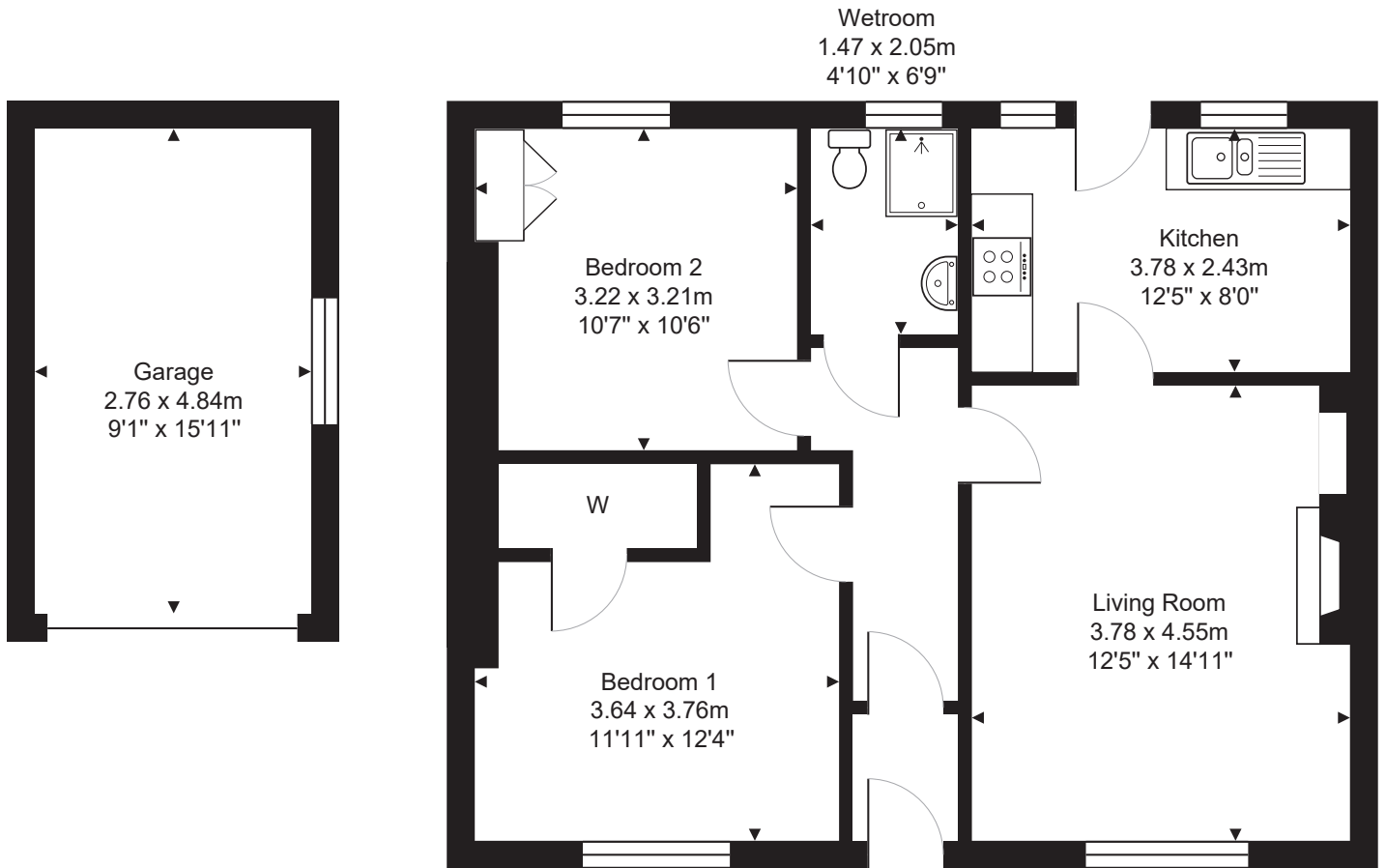
Externally, the property boasts a great-sized rear garden, offering plenty of scope for landscaping or extension, as well as a detached garage providing valuable off-street parking or additional storage.

This is an excellent opportunity to acquire a home with huge potential in a desirable location, close to local amenities, transport links and the coastline. Early viewing is highly recommended to fully appreciate the possibilities on offer.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 60m² | 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

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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THE SUNDAY TIMES
THE TIMES



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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