

# 3 West Loan Court

PRESTONPANS, EAST LOTHIAN, EH32 9NW



*This charming period four-bedroom house is part of a converted period barn and one of six properties surrounding a private courtyard*



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McEwan Fraser is delighted to present this charming period four-bedroom house to the market. It is part of a converted period barn and one of six properties surrounding a private courtyard. The property has endless character and is presented to the market in excellent condition. Accommodation includes four bedrooms, a split-level living and dining room, a breakfasting kitchen, two shower rooms, and an en-suite bathroom.

# THE LIVING ROOM



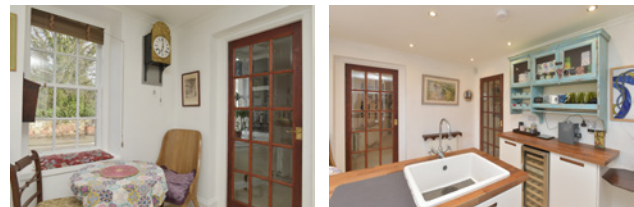
The accommodation is focused on a spacious dual-aspect living room which is split-level and has dedicated seating and dining areas. The lower level has space for sofas arranged around a striking fireplace which creates a natural focal point for the the room. Climbing the stairs, there is ample space for a dining table and supporting furniture. Natural light arrives through a pair of double-glazed sash and case windows that have custom shutters fitted for extra privacy if needed.



# THE KITCHEN



The kitchen can be accessed from the hallway or the dining area and comprises a generous range of base and wall-mounted units that are supported by a large walk-in pantry. The kitchen has an integrated 5-ring gas hob, an electric oven, and a grill. Space is provided for further freestanding appliances including a washing machine, a tumble dryer, and a wine fridge.



# THE SHOWER ROOM (GROUND FLOOR)



The ground floor accommodation is completed by a cloakroom with a shower cubicle and integrated storage space. Climbing the stairs, a half-landing gives access to a spacious shower room which is partially tiled and features a large walk-in shower.



# THE SHOWER ROOM (HALF LANDING)

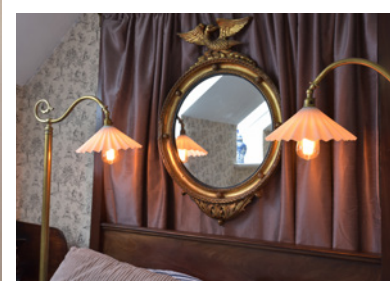
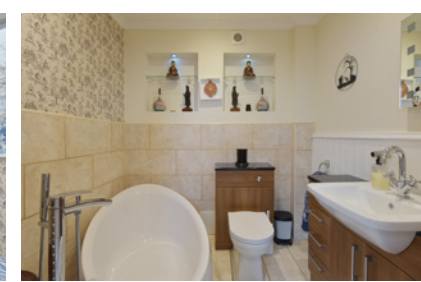
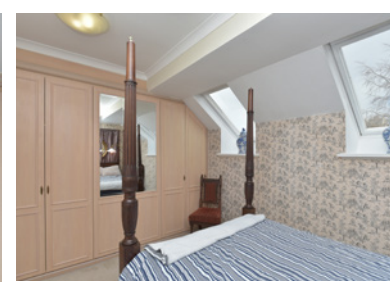


Moving further up, the first-floor landing gives access to all four bedrooms.



Bedroom one is a bright double bedroom with large fitted wardrobes and plenty of space for supporting bedroom furniture. This bedroom benefits from access to an en-suite bathroom which is partially tiled and includes a magnificent free-standing bath. Bedroom two is a further spacious double with integrated wardrobes. Bedroom three is a smaller double with a built-in cupboard and space for freestanding storage. Bedroom four is a large single that would make a magnificent nursery or home office.

# BEDROOM 1 WITH AN EN-SUITE





# BEDROOM 2



# BEDROOMS 3 & 4



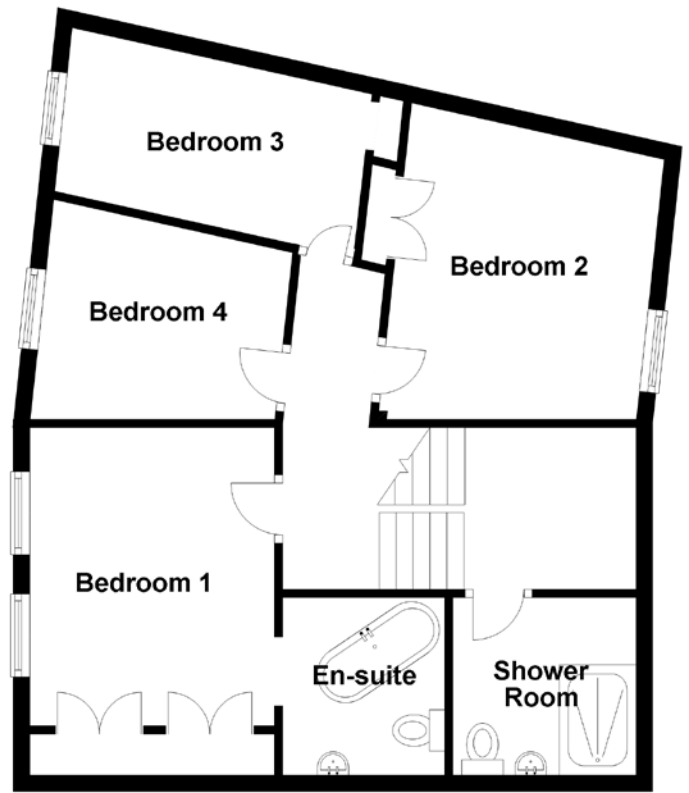
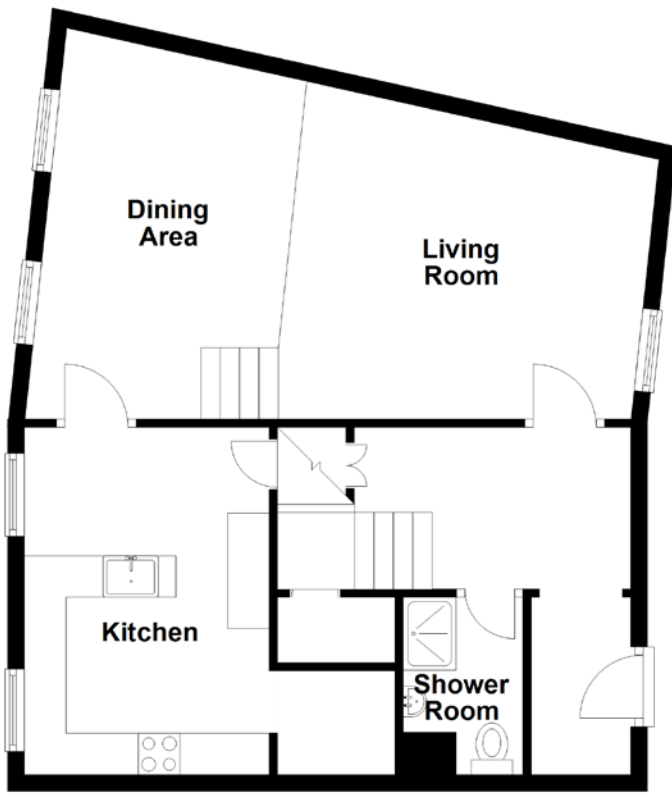
# EXTERNALS



Externally, the property enjoys a private courtyard setting with space for parking and a small private area for a table and chairs.

This is not a conventional family home and viewing will be essential to fully appreciate the versatility and character on offer here.

# FLOOR PLAN, DIMENSIONS & MAP

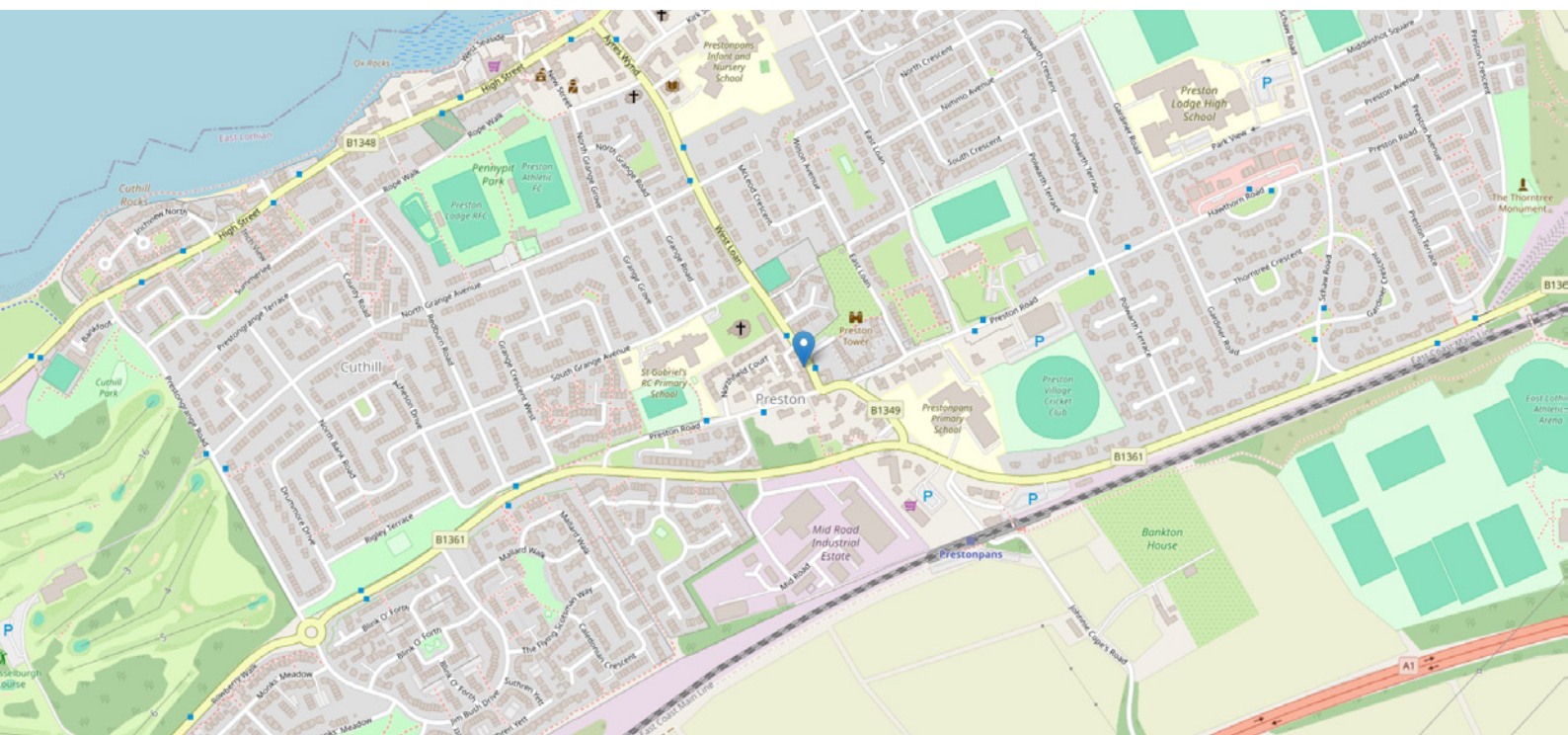


Approximate Dimensions (Taken from the widest point)

Living Room/Dining Area	7.24m (23'9") x 3.94m (12'11")
Kitchen	4.19m (13'9") x 2.95m (9'8")
Shower Room (GF)	2.14m (7') x 1.25m (4'1")
Shower Room (HL)	2.21m (7'3") x 2.20m (7'3")
Bedroom 1	3.60m (11'10") x 2.88m (9'5")

En-suite	2.26m (7'5") x 2.12m (7')
Bedroom 2	3.37m (11'1") x 3.09m (10'2")
Bedroom 3	3.68m (12'1") x 2.20m (7'3")
Bedroom 4	2.88m (9'6") x 2.79m (9'2")

Gross internal floor area (m<sup>2</sup>): 115m<sup>2</sup>  
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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