

# 14 Orchard Crescent

PRESTONPANS, EAST LOTHIAN, EH32 9JL



*WELL POSITIONED ON A QUIET STREET, THE PROPERTY HAS A PRIVATE REAR GARDEN*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser is delighted to present this two double-bedroom upper flat to the market. The property is well-proportioned and presented in good order throughout. Well positioned on a quiet street, the property has a private rear garden, loft access, gas central heating, and double glazing. This would make for a tremendous starter flat or a sound buy-to-let investment.

Arranged around a central hallway, the internal accommodation is focused on a lovely living room that is bright, spacious, and comes with quality laminate flooring. There is ample space for a range of different configurations leaving plenty of scope for a new owner to create their ideal entertaining space.

The stylish modern kitchen is accessed from the lounge and boasts a good range of base and wall-mounted units that are set against a tiled splash-back and offer excellent prep and storage space. Integrated appliances include a gas hob, an electric oven, a washing machine, and a fridge freezer.



Both bedrooms are generous doubles with plenty of floor space for a full range of bedroom furniture. The accommodation is completed by a lovely modern shower room.

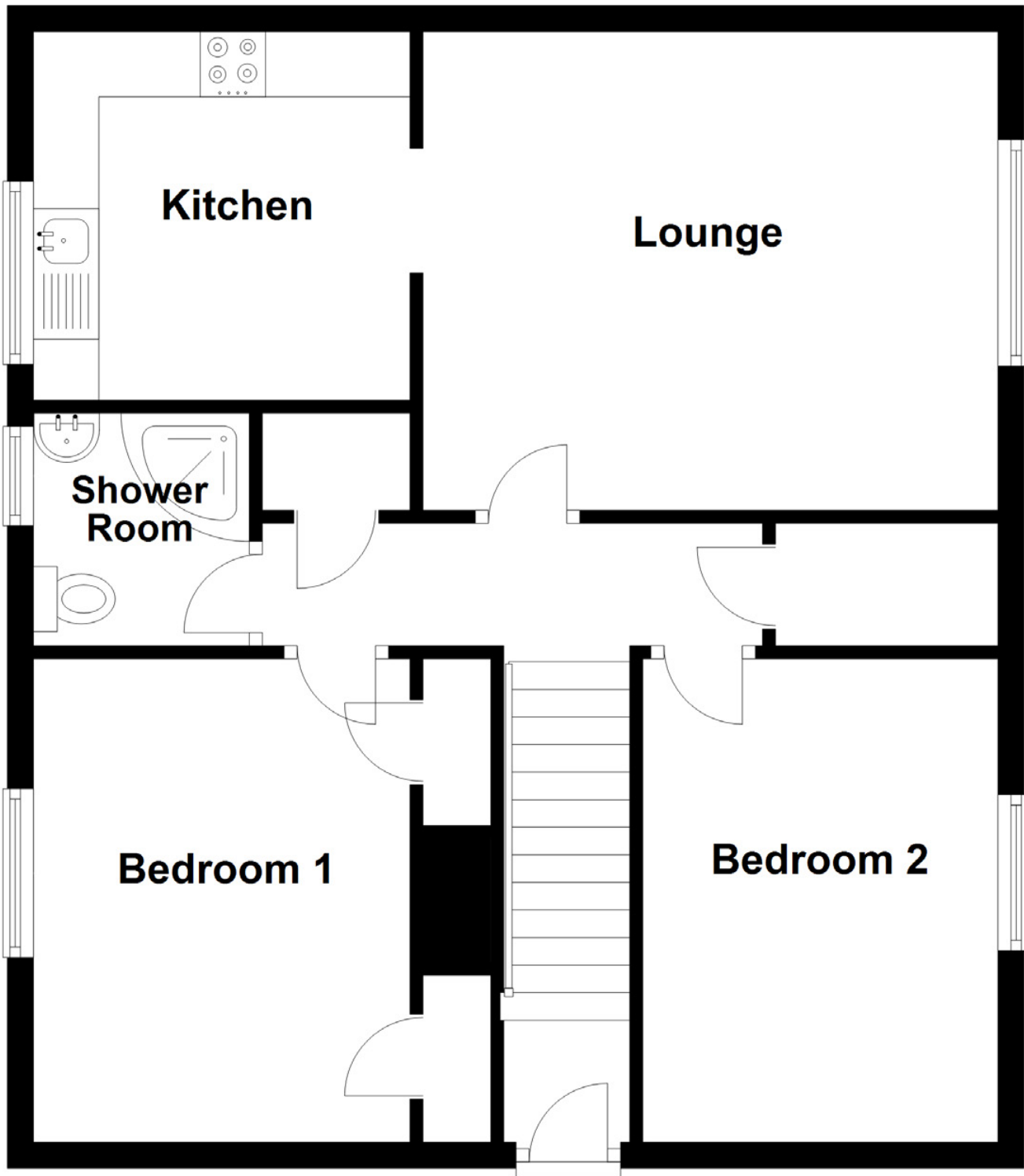
This is a lovely property and early viewing is highly recommended.





**Bedroom 1**





Approximate Dimensions

(Taken from the widest point)

Lounge	4.40m (14'5") x 3.66m (12')	Shower Room	1.78m (5'10") x 1.65m (5'5")
Kitchen	2.88m (9'5") x 2.82m (9'3")	Gross internal floor area (m <sup>2</sup> ): 65m <sup>2</sup>	
Bedroom 1	3.70m (12'2") x 2.88m (9'5")	EPC Rating: C	
Bedroom 2	3.70m (12'2") x 2.72m (8'11")		





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.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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