

48 West Loan

PRESTONPANS, EAST LoTHIAN, EH32 9JU



*THREE BEDROOM
END TERRACED FAMILY HOME*



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McEwan Fraser Legal is delighted to present this three-bedroom end terraced family home in the heart of Prestonpans, a seaside fishing town in East Lothian.

Inside, the property comprises of a spacious living area with excellent space, offering various possibilities for furniture arrangements. The fully equipped kitchen benefits from gas hob, fan oven and free-standing white goods.

The property has three bedrooms all of which range in size, two of the bedrooms are generous doubles with bedroom three being a spacious single or a small double. There is one main family bathroom which is fitted with a three-piece white suite with a shower over the bath.

In addition to this, the property includes private front and back gardens which are in good order and also off-street parking. The house benefits from gas central heating and double-glazed windows making for a warm home, year-round.







Bedroom 1





Bedroom 2

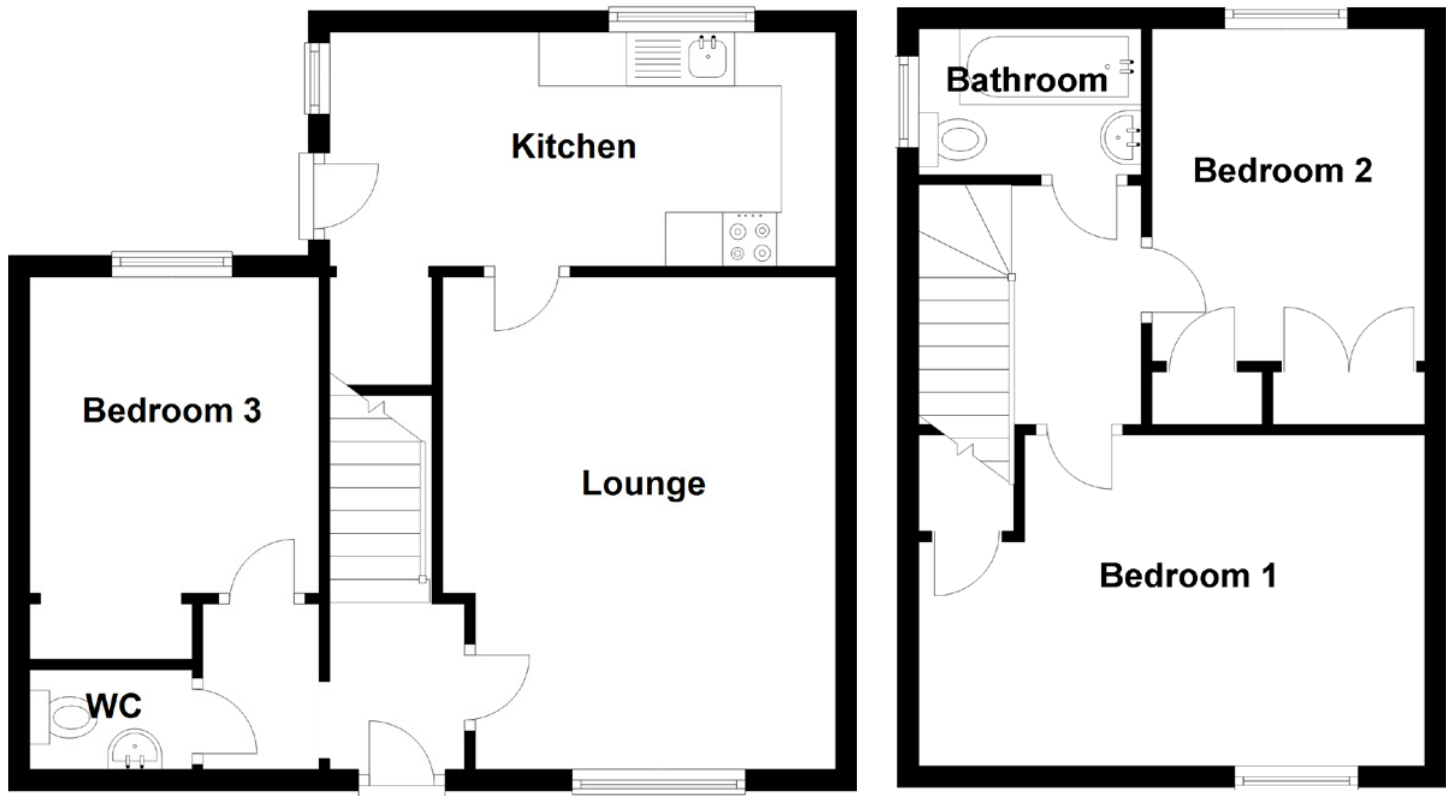




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	4.56m (15') x 3.42m (11'3")	Bathroom	2.06m (6'9") x 1.35m (4'5")
Kitchen	4.68m (15'4") x 2.17m (7'1")	WC	1.50m (4'11") x 0.92m (3')
Bedroom 1	4.68m (15'4") x 3.28m (10'9")	Gross internal floor area (m ²): 79m ²	
Bedroom 2	3.08m (10'1") x 2.52m (8'3")	EPC Rating: D	
Bedroom 3	2.93m (9'7") x 2.68m (8'9")		







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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Exchange
Available



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Text and description
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