

71 North Grange Avenue

PRESTONPANS, EAST LoTHIAN, EH32 9BP



Spacious Two Bedroom Mid Terraced House In Prestonpans



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McEwan Fraser Legal is delighted to present this two-bedroom mid-terraced house in Prestonpans.

THE LIVING ROOM



Inside, the property comprises a spacious living room with a large window flooding the room with natural light and offering various possibilities for furniture arrangements.

THE KITCHEN/DINER



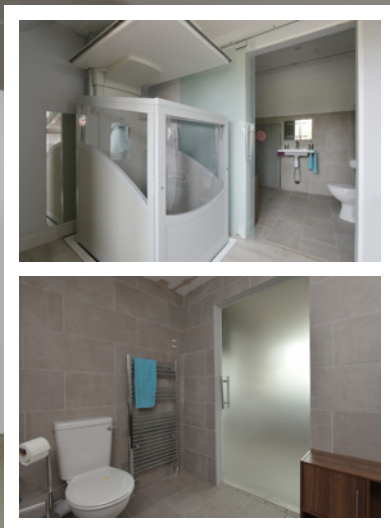
The fully equipped kitchen/dining room provides access to the private rear garden. The property has been also modified for disabled access with a mobility lift to the upstairs and mobility access to the front and back of the property.





There are two bedrooms in the house with one separate study/home office. The master bedroom is upstairs with a three-piece bathroom and dressing room whilst there is a single bedroom on the ground floor. The house has one main bathroom which is in the upstairs of the property and is modern.

THE BATHROOM



BEDROOM 1



BEDROOM 2



THE STUDY

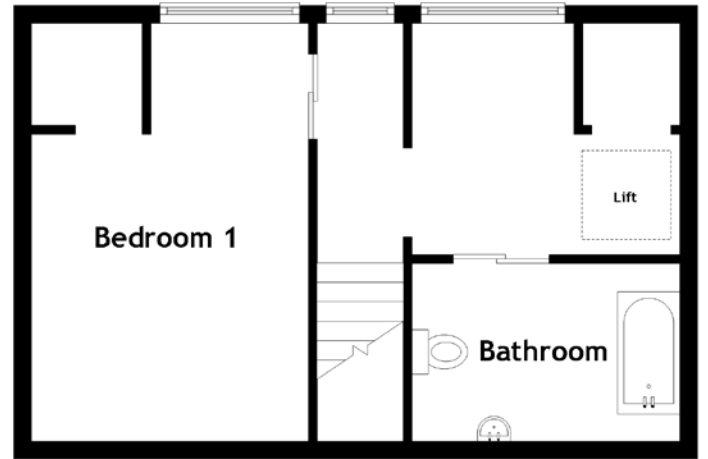
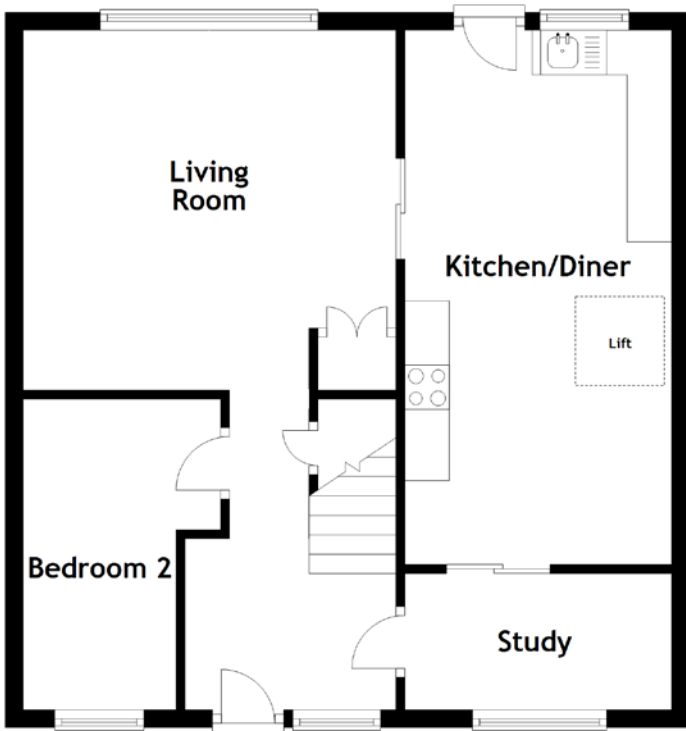


In addition, the house benefits from double-glazed windows, gas central as well as a double drive to the front and a private rear garden.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

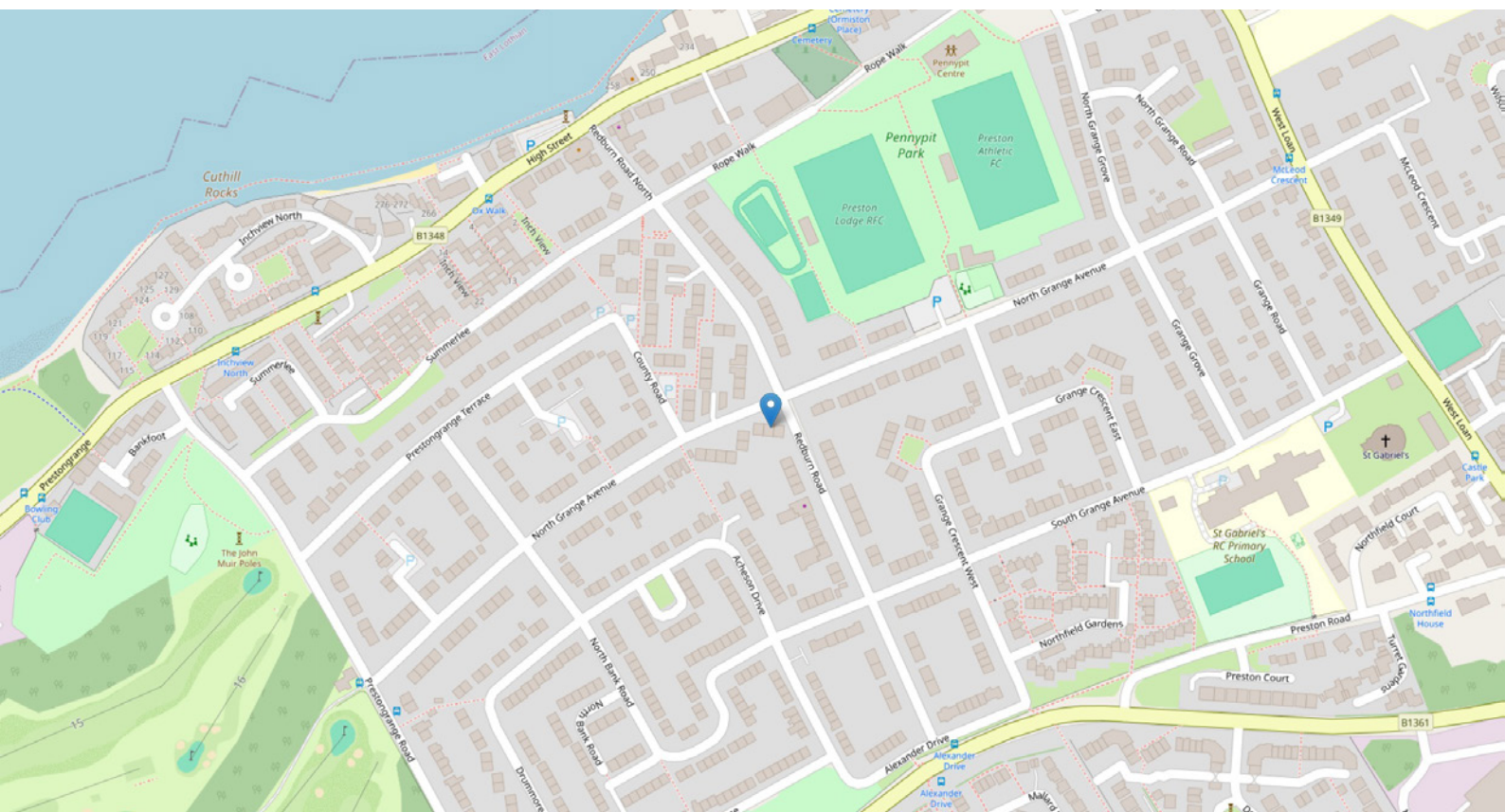


Approximate Dimensions
(Taken from the widest point)

Living Room 4.19m (13'9") x 4.04m (13'3")
 Kitchen/Diner 6.00m (19'8") x 3.00m (9'10")
 Study 3.00m (9'10") x 1.53m (5')

Bedroom 1 4.70m (15'5") x 3.11m (10'3")
 Bedroom 2 3.49m (11'5") x 2.22m (7'3")
 Bathroom 3.01m (9'11") x 2.10m (6'11")

Gross internal floor area (m²): 98m²
 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.



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