

28 West Loan

PRESTONPANS, EH32 9NT



*Two Bedroom Lower Flat In The Popular
East Lothian Town of Prestonpans*



0131 524 9797



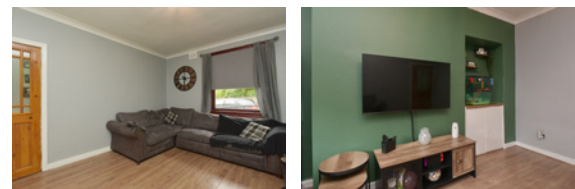
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McEwan Fraser Legal is delighted to present this two-bedroom main-door lower villa flat in the popular and well-connected East Lothian town of Prestonpans.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which is generously proportioned with various possibilities for furniture arrangements.
- Fully equipped kitchen which is accessed via the living room and is fitted with freestanding white goods appliances and freestanding hob and double oven.

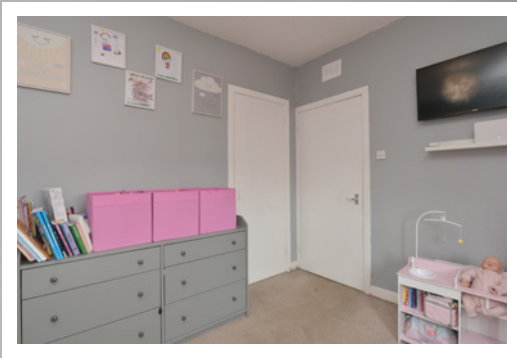
THE KITCHEN





- The property is well served by two generous bedrooms, both of which are doubles and bedroom one has integrated wardrobes.
- There is one main family bathroom which is modern and fitted with a white three-piece suite and electric shower over the bath.

BEDROOM 1



BEDROOM 2

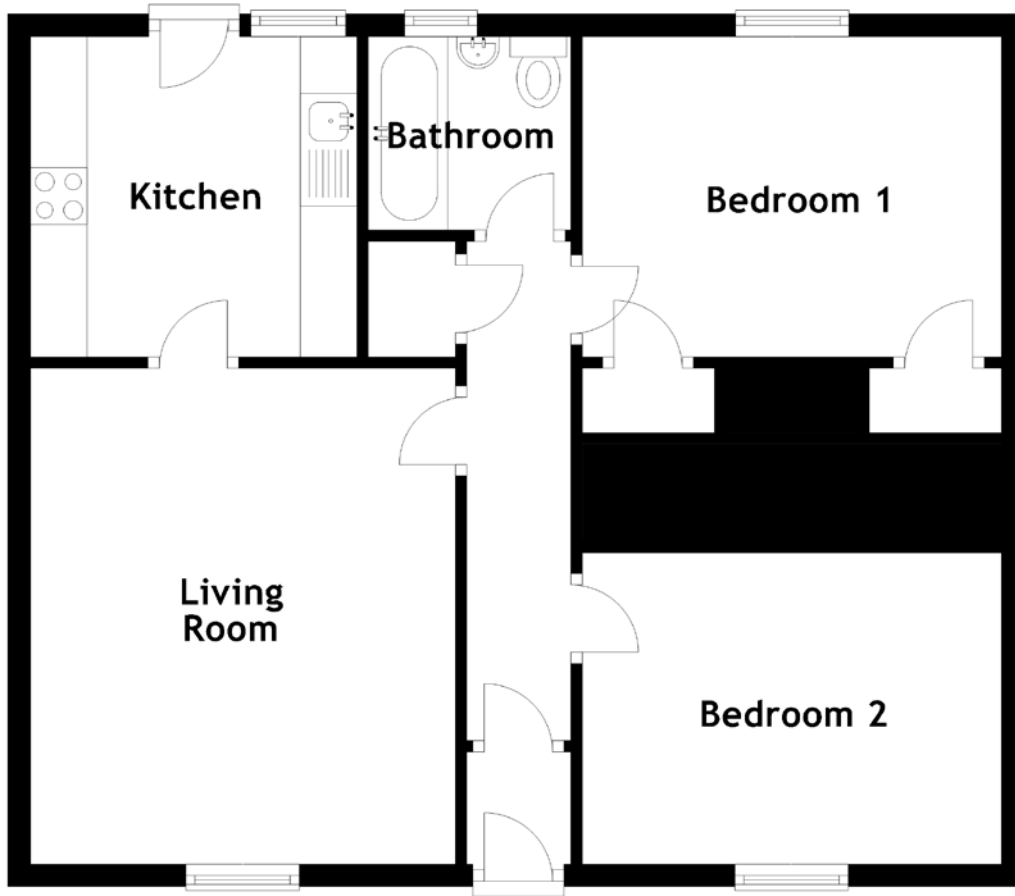


In addition to this, the property includes private front and rear gardens and is fitted with gas central heating and double-glazed windows making for a warm home, year-round. There is more than adequate free on-street parking for residents and visitors alike.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

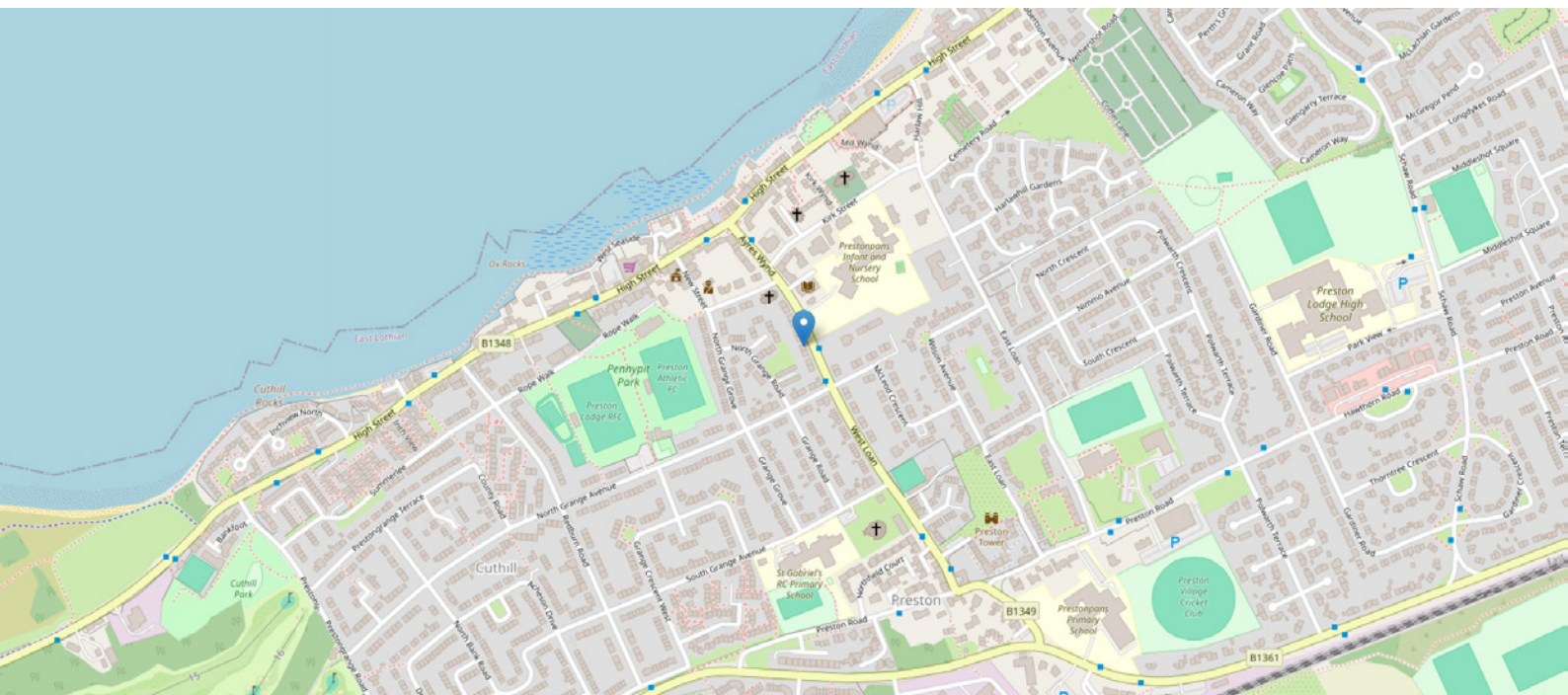


Approximate Dimensions (Taken from the widest point)

Living Room 4.38m (14'4") x 3.75m (12'4")
Kitchen 2.88m (9'5") x 2.83m (9'3")
Bathroom 1.79m (5'10") x 1.71m (5'7")

Bedroom 1 3.70m (12'2") x 2.83m (9'3")
Bedroom 2 3.70m (12'2") x 2.75m (9')

Gross internal floor area (m²): 62m²
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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