

# 15 Struan Wynd

PRESTONPANS, EH32 9FR



*Spacious Four-Bedroom Detached  
Family Home in Prestonpans*



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McEwan Fraser Legal is delighted to present this four-bedroom detached family home in East Lothian's harbour town of Prestonpans.

# THE LIVING ROOM



Inside, the property comprises of:

- Spacious living room which is generously proportioned and offers access to the kitchen dining room and provides various possibilities for furniture arrangements. In addition there is a second living space in what has been part of a garage conversion.
- Fully equipped kitchen/dining room, generously proportioned with all amenities.



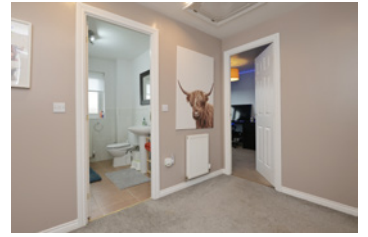
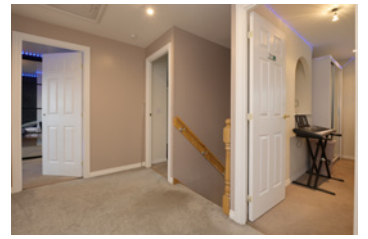
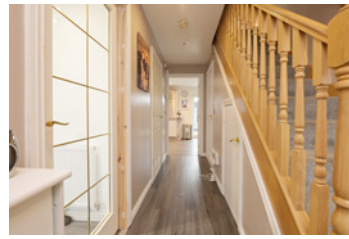
# THE KITCHEN/DINER



# THE STUDY & UTILITY







- There are various bathrooms, ranging from a WC on the ground floor, an en-suite master bedroom, a Jack and Jill shower room between bedrooms two and three, and a main family bathroom. Providing various options for family life.
- The house has four bedrooms which range in size and the master bedroom benefits from built-in storage and en-suite.

# THE BATHROOM



# BEDROOM 1





# BEDROOM 2



# JACK & JILL EN-SUITE

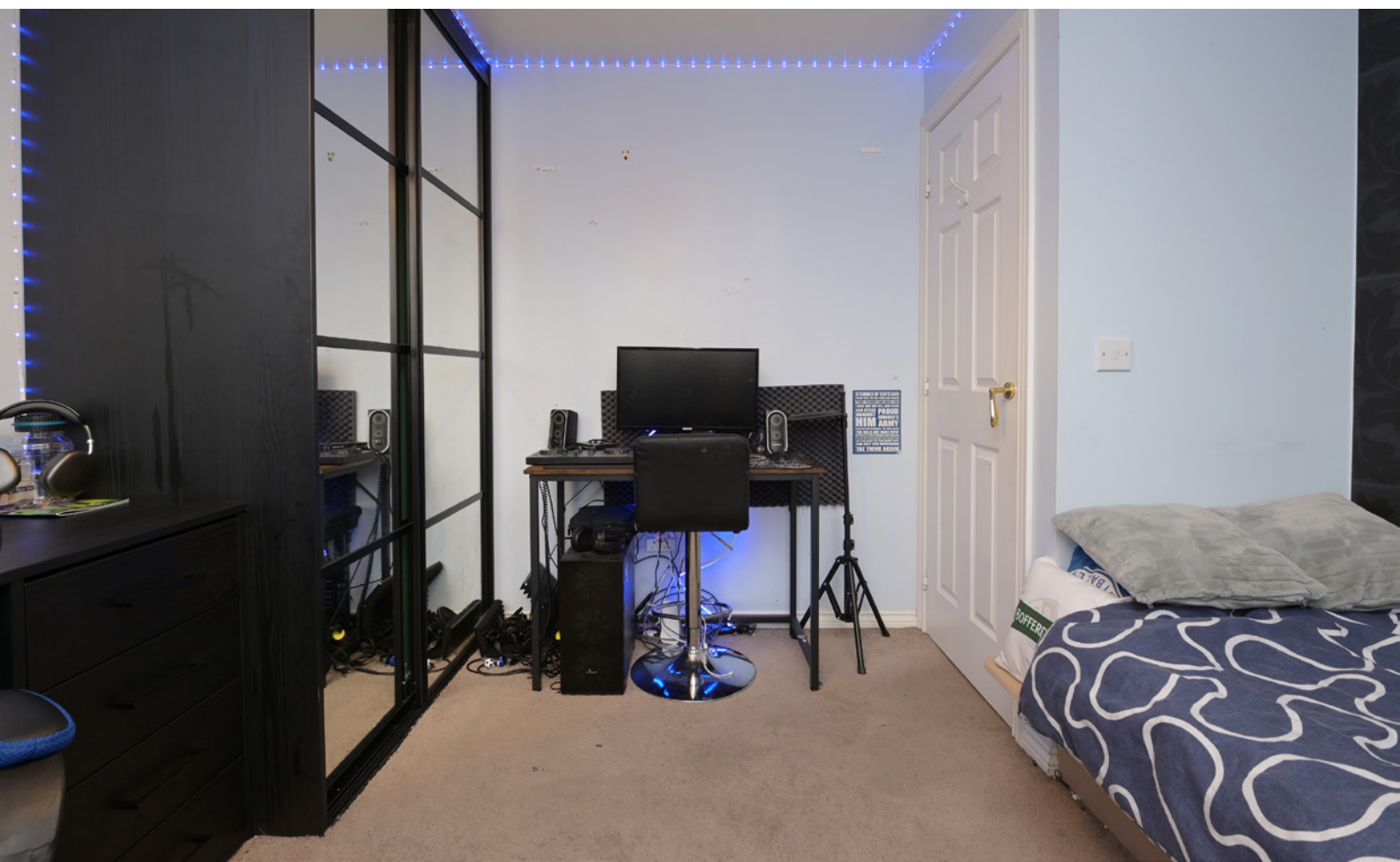




# BEDROOM 3



# BEDROOM 4





In addition, the property includes private off-street parking for two cars, gas central heating, as well as fully double-glazed windows making for a cosy and cost-effective family home, year-round.

There has been an additional investment in the garden which benefits from extensive landscaping as well as adding a large garden room offering a games room, home office or flexible living space.

# EXTERNALS



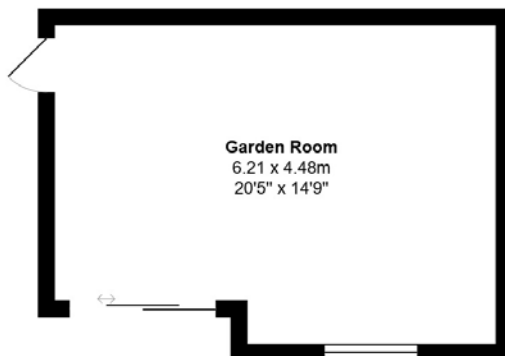
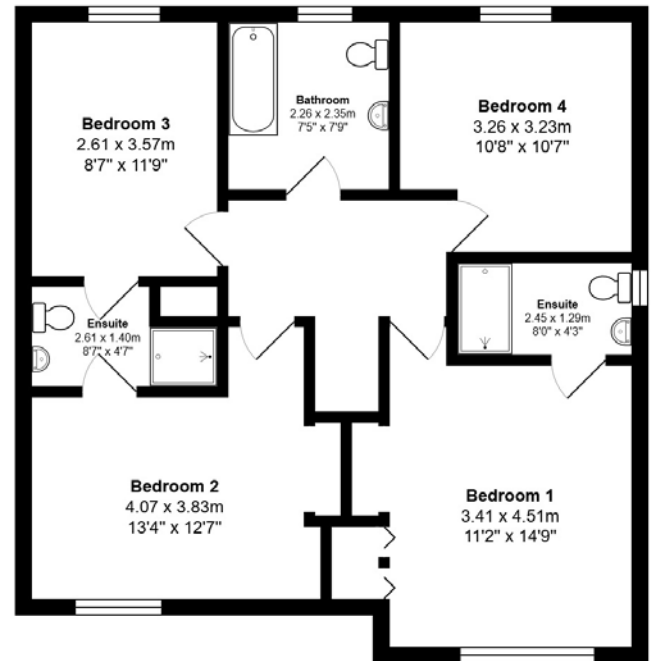
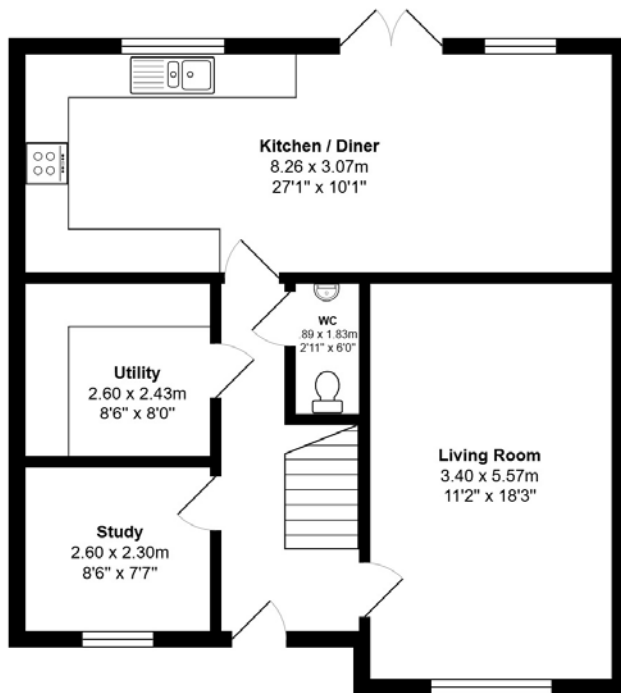


# THE GARDEN ROOM



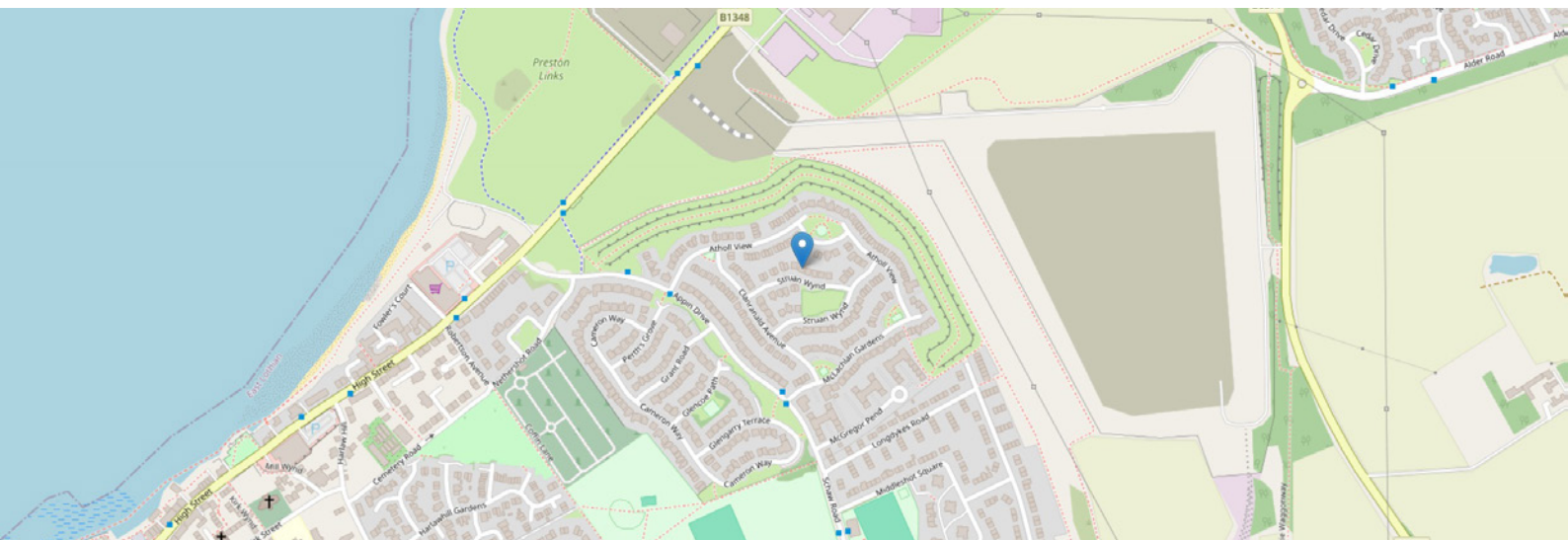


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 139m<sup>2</sup> | EPC Rating: C





# 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.



**McEwan Fraser Legal**

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