

# 8 Mcleod Crescent

PRESTONPANS, EAST LOTHIAN, EH32 9NZ



*BEAUTIFULLY PRESENTED TWO-BEDROOM  
DOUBLE UPPER FLAT IN PRESTONPANS*



0131 524 9797



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



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



McEwan Fraser Legal is delighted to present this beautifully presented and exceptionally well-maintained two-bedroom double upper flat, ideally positioned in a popular and convenient area of Prestonpans. This lovely home offers generous accommodation, a private garden, and off-street parking, making it perfect for first-time buyers, young families, or those looking to downsize.

The property is entered via its own main door and opens into a welcoming hallway that gives access to the main living areas. The bright and spacious lounge is tastefully decorated and filled with natural light, creating an inviting space to relax and unwind. The modern kitchen is well-appointed with quality units and ample workspace.

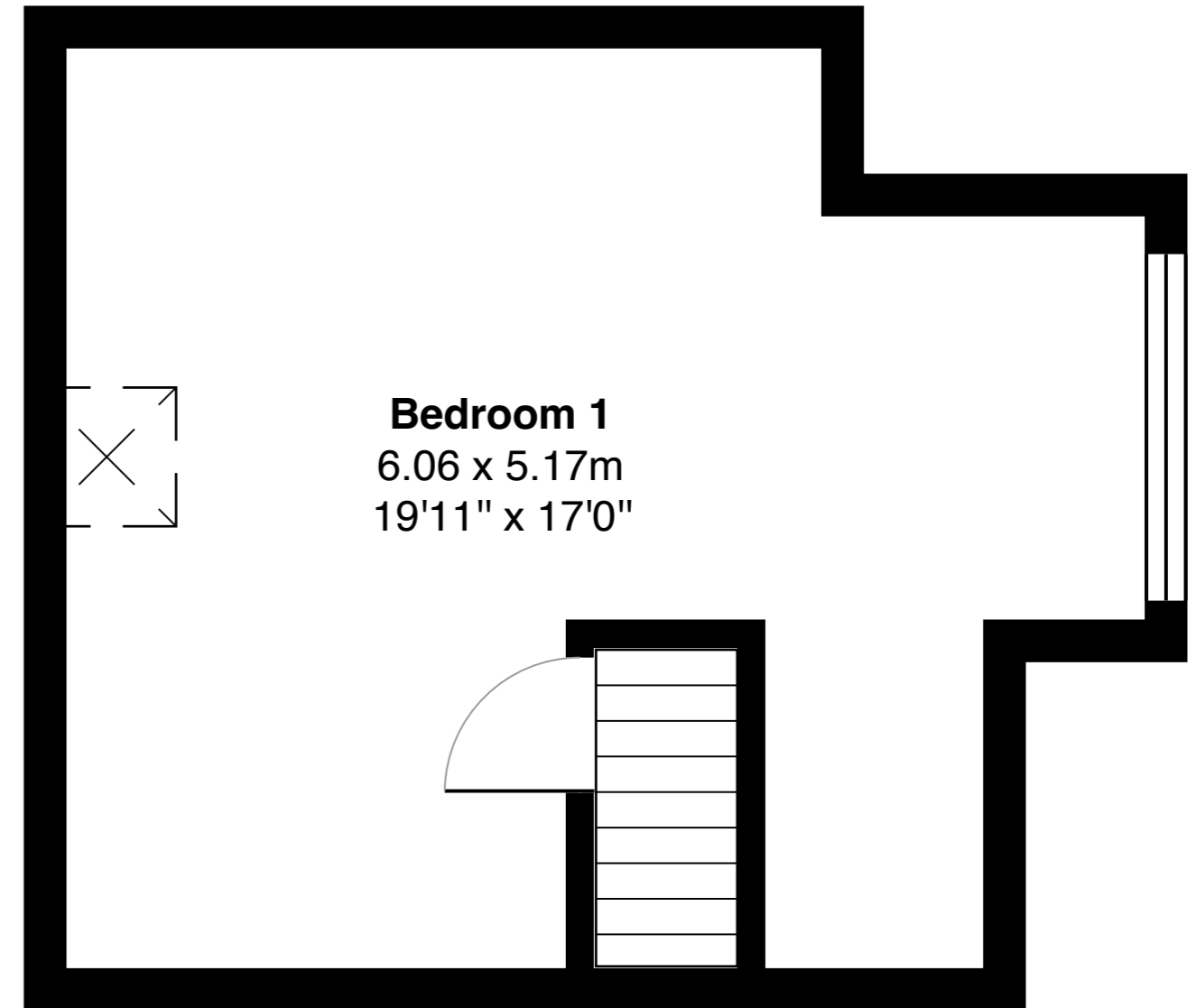
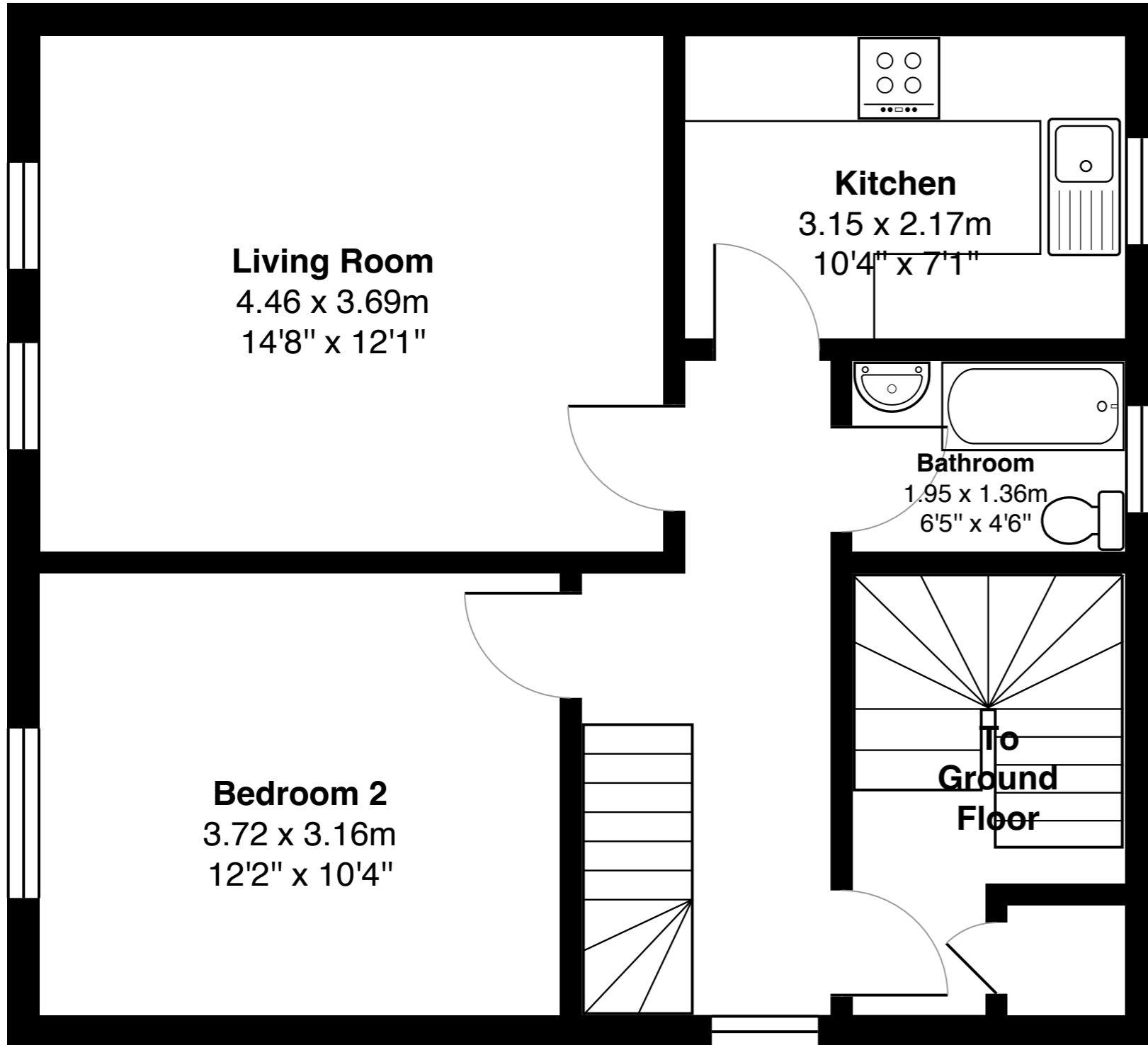




Also located on this level is a stylish bathroom fitted with a crisp white three-piece suite and a comfortable double bedroom just off the hallway, perfect for guests or flexible use as a home office.



Upstairs, the property boasts a very spacious principal bedroom, offering excellent floor space and plenty of room for free-standing furniture, making it a wonderful retreat.



Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup>  
EPC Rating: C



Externally, the property benefits from a private driveway, a private rear garden ideal for relaxing or outdoor dining, and access to a shared garden area, providing additional outdoor space. Further benefits include gas central heating and double glazing throughout, ensuring warmth and efficiency year-round.

Early viewing is highly recommended to fully appreciate the space, style, and comfort this delightful home has to offer.



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

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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THE SUNDAY TIMES  
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Text and description  
**JAMIE MCINTOSH**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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