




McEwan Fraser Legal

Solicitors & Estate Agents

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40 Suthren Yett

PRESTONPANS, EAST LOTHIAN, EH32 9GL

PRESTONPANS EAST LoTHIAN



PRESTON PANS
RUINS/THOMAS
ALEXANDER
MONUMENT/PRESTON
PANS COAST/ROYAL
MUSSELBURGH GOLF
CLUB



PRESTONGRANGE
MUSEUM & SCENES
FROM THE COAST



PROPERTY 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.



HALLWAY,
LOUNGE, &
KITCHEN



40
SUTHREN YETT,
PRESTONPANS,
EAST LOTHIAN,



“...THE PROPERTY
FURTHER BENEFITS
FROM FULL GAS
CENTRAL HEATING
AND COMPREHENSIVE
DOUBLE GLAZING...”

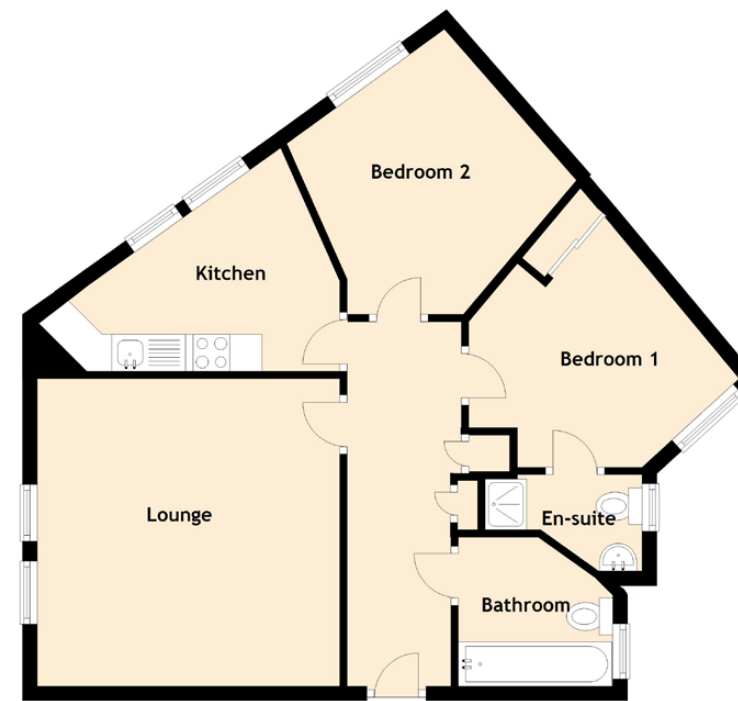
A SPACIOUS
TWO BED
GROUND
FLOOR
FLAT. AN
EXCELLENT
OPPORTUNITY
FOR A FIRST-
TIME BUYER.

New to the market is this delightful two bed ground floor flat set within a desirable modern development. Internally the accommodation is in excellent decorative order and briefly consists of a secure entry, a hallway with storage, generous lounge, fully fitted breakfasting kitchen with integrated appliances, master bedroom with built-in wardrobes and en-suite shower room, a further bedroom and the bathroom with white suite and electric shower above the bath completes the rooms. Externally there are well kept communal grounds with ample residents and visitors parking. The property further benefits from full gas central heating and comprehensive double glazing units to ensure a warm yet cost effective living environment.

Early viewing of this property is highly recommended as this property and development will appeal to a variety of buyers.



**BEDROOMS/
BATHROOM/
EN-SUITE**



PROPERTY SPECIFICATIONS

FLOOR PLAN - DIMENSIONS - LOCATION

Approximate Dimensions
(Taken from the widest point)

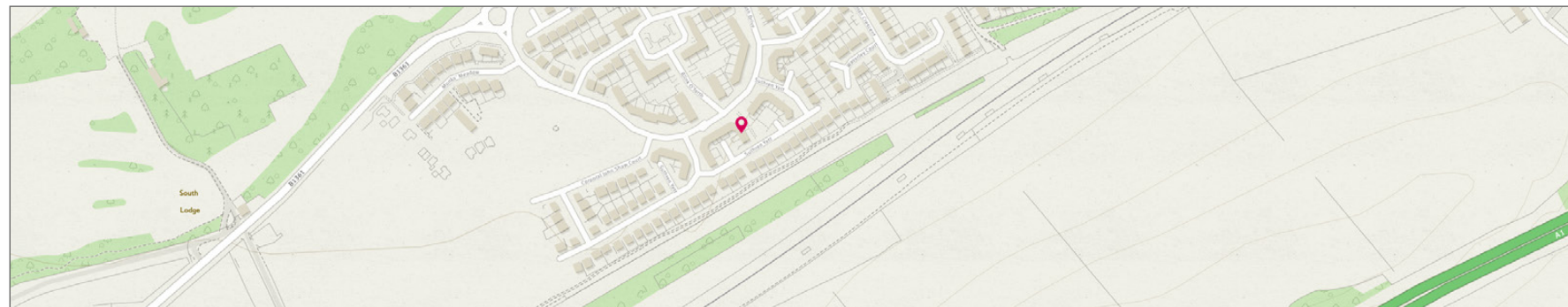
Lounge	4.17m (13'8") x 3.86m (12'8")
Kitchen	4.10m (13'5") x 2.70m (8'10")
Bedroom 1	4.14m (13'7") x 3.12m (10'3")
En-suite	2.50m (8'2") x 1.30m (4'3")
Bedroom 2	2.96m (9'9") x 2.83m (9'3")
Bathroom	2.11m (6'11") x 1.83m (6')

Gross internal floor area (m²) - 65m²

EPC Rating - C

Extras
(Included in the sale)

Blinds, light fittings, floor coverings, gas hob, oven, hood and fridge/freezer.





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**Part
Exchange
Available**

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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PHILIP STEWART
Photographer



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