




McEwan Fraser Legal
Solicitors & Estate Agents
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36 Long Craigs
PORT SETON, EAST LOTHIAN, EH32 0TS



THE VIEW FROM TRANET TO
PRESTONPANS

36 LONG CRAIGS

.....
WELL PRESENTED END-TERRACED HOUSE. SITUATED WITHIN THE PORT
SETON AREA OF EAST LoTHIAN.





LOUNGE & KITCHEN

Port Seton 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 from Prestonpans, a journey which will take about twelve minutes.

Port Seton offers a wide range of shops and facilities, including a supermarket which will provide every possible daily requirement, as well as banking facilities and a health centre.

In addition there are local primary and nursery schools in Cockenzie and the secondary school is Preston Lodge High.

This is a beautiful area featuring two harbours, several golf courses nearby, an indoor sports centre and the popular race course at Musselburgh. There are lovely walks along the beaches and there is a swimming pool at nearby Tranent.



An excellent opportunity has arisen to acquire this well presented two bedroom end-terraced house, situated within the popular Port Seton area of East Lothian. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, the ground floor comprises of the entrance vestibule, an open plan lounge/diner including an open plan staircase and access onto

the modern, partially tiled kitchen, benefiting from an integrated ceramic four hob/oven, extractor hood, under-unit lighting and access onto the rear garden.

The first floor contains, two double bedrooms, one of which has treble built-in mirrored wardrobes and the other a double built-in mirrored wardrobe and a three piece, partially tiled family bathroom with over-head shower and extractor fan.

Finally, the attic is accessed via the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing, private garden grounds to the front, side and rear of the property including a decked area to the rear and more than adequate residents parking to accommodate for residents and visitors.





Property Specifications - Map/Floor Plan/Dimensions

Approximate Dimensions
(Taken from the widest point)

Lounge	4.69m (15'5") x 3.61m (11'10")
Kitchen	3.58m (11'9") x 2.41m (7'11")
Bedroom 1	3.01m (9'11") x 2.65m (8'8")
Bedroom 2	2.97m (9'9") x 2.62m (8'7")
Bathroom	1.95m (6'5") x 1.69m (5'7")

Gross internal floor area (m²) - 54m²

EPC Rating - D

Extras
(Included in the sale)

Summer house and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

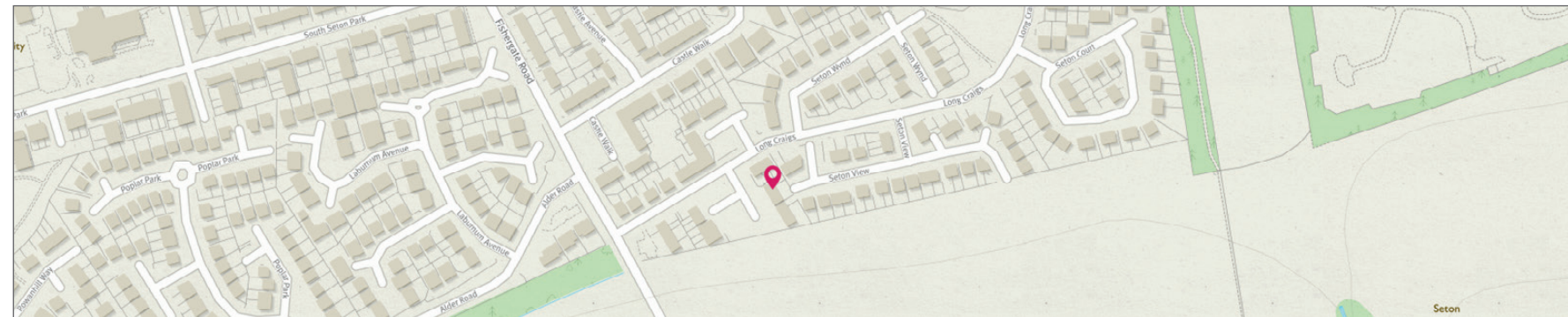
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Part
Exchange
Available



Text and description
SEAN NICOL
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
BEN DAYKIN
Designer

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