

# 7 Polwarth Crescent

PRESTONPANS, EAST LoTHIAN, EH32 9PW



*SUPERB TWO-BEDROOM  
SEMI-DETACHED HOUSE*



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Part exchange available! McEwan Fraser is delighted to present this superb two-bedroom semi-detached house to the market. Occupying a wide corner plot with plenty of garden space and off-street parking, the property is present in excellent condition.

The accommodation is focused on a spacious living room which is neutrally decorated and flooded with natural light. The generous floorspace can accommodate a variety of different furniture arrangements which will give a new owner plenty of flexibility to create their ideal entertaining space.





A door from the living room leads to a generous kitchen which runs the width of the property. There is a generous range of base and wall-mounted units that offer excellent prep and storage space for the aspiring chef. The electric hob and double oven are integrated.



Climbing the stairs, the first-floor landing gives access to both bedrooms, the bathroom, and a large loft space for additional storage. Bedroom one is a generous double with integrated storage and plenty of space for a full suite of bedroom furniture. Bedroom two is also a workable double with space for supporting furniture. The bathroom is partially tiled and boasts a white suite with a shower over the bath. For extra warmth and comfort, the property boasts gas central heating and double glazing.

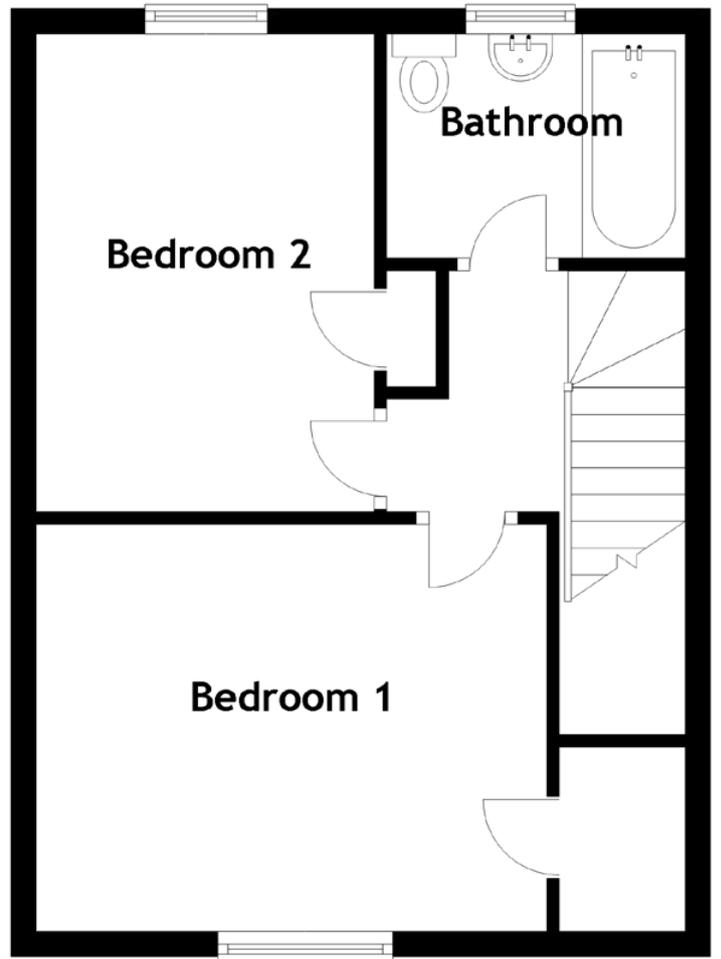
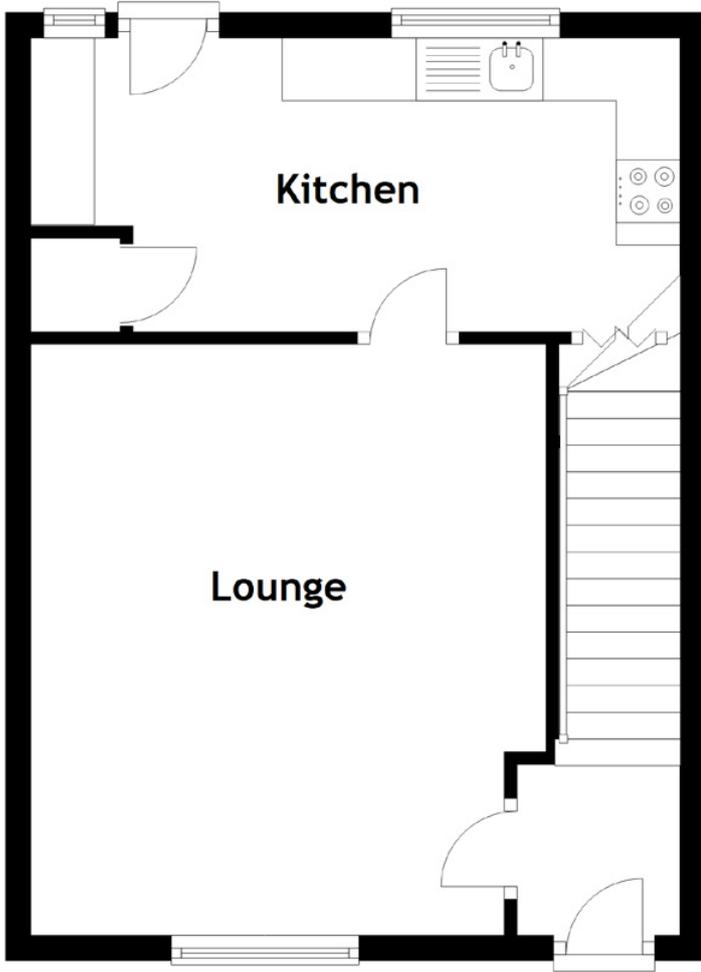




**Bedroom 2**







#### Approximate Dimensions

(Taken from the widest point)

Lounge	4.69m (15'5") x 4.06m (13'4")
Kitchen	5.11m (16'9") x 2.33m (7'8")
Bedroom 1	4.02m (13'2") x 3.23m (10'7")
Bedroom 2	3.79m (12'5") x 2.66m (8'9")
Bathroom	2.35m (7'9") x 1.78m (5'10")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>

EPC Rating: D



Externally, the property has a wrap-around garden which is mainly laid to lawn and bordered by a mature hedge. Gates have been added to create a secure driveway. The rear garden has a large deck for entertaining space, artificial grass for ease of maintenance, and a shed for additional storage.







The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is an extremely popular commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass. There are a number of local shops including a supermarket, schools and other social amenities within the town.

Further shopping can be found a short distance away at Fort Kinnaird Retail Park which offers a selection of "High Street" shops and superstores. A variety of leisure facilities are available in the area including Prestonpans swimming pool, a choice of golf courses and several sandy beaches. Prestonpans has its own railway station.

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## The Location

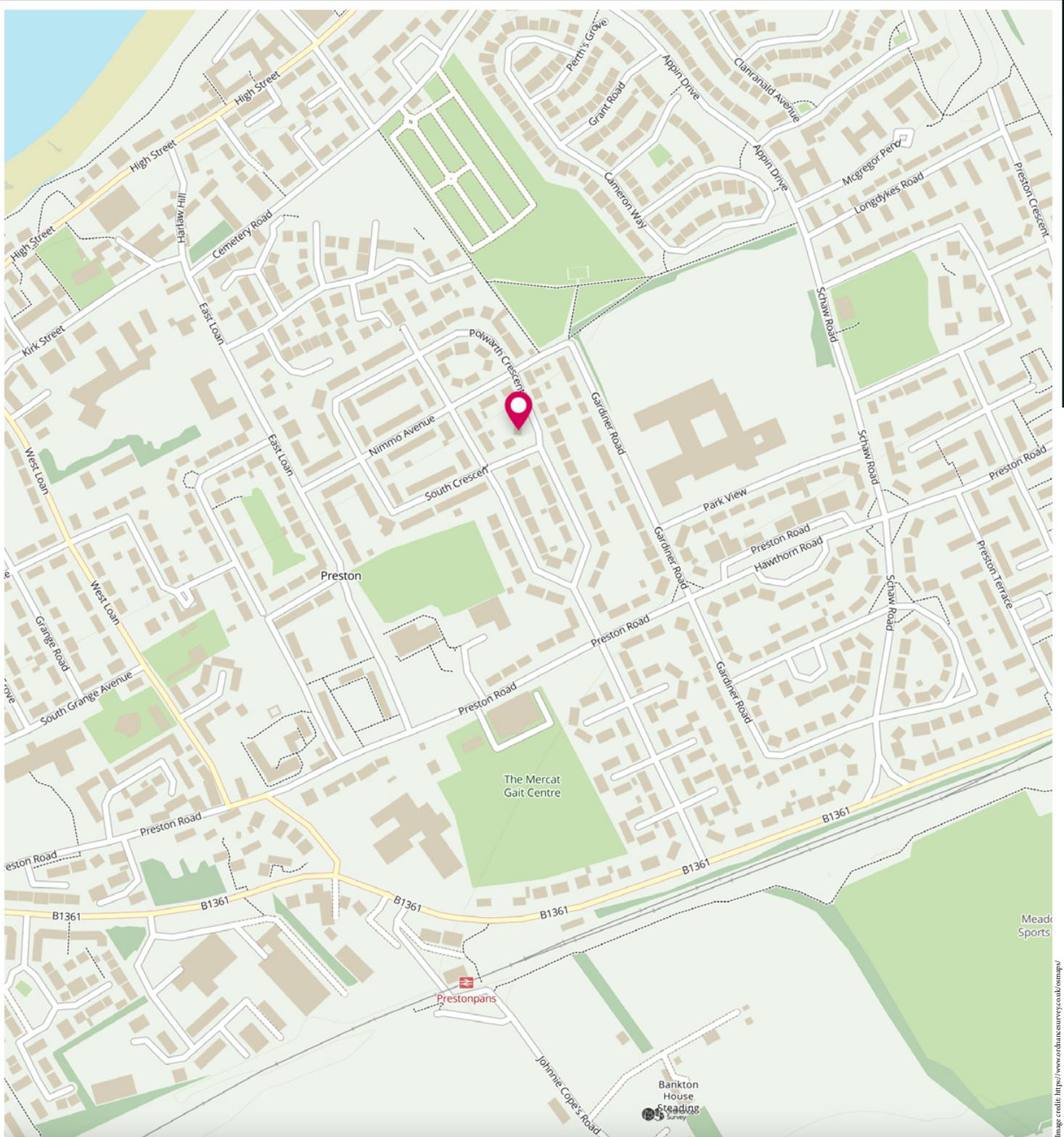


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