

6 Cross Cottages

PRESTONPANS, EAST LOTHIAN, EH32 9EH



*SPACIOUS 3-BEDROOM SEMI-DETACHED
HOME WITH PRIVATE GARDENS*



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McEwan Fraser Legal is delighted to present this spacious three-bedroom semi-detached cottage, set on a generous corner plot in the heart of Prestonpans. Offering flexible accommodation over two levels and packed with potential, the property now requires modernisation throughout, making it an ideal opportunity for buyers looking to create a bespoke family home.

On the ground floor, you'll find a large, light-filled living room with ample space for both relaxation and entertaining.







To the rear, the kitchen and separate utility room overlook the private enclosed garden, offering scope for redesign or extension, subject to permissions.







A notable feature of the layout is the ground-floor double bedroom with en-suite shower room, ideal for guests, multigenerational living, or those seeking ground-floor convenience.







Completing the ground floor is the bathroom with a three-piece bathroom suite.





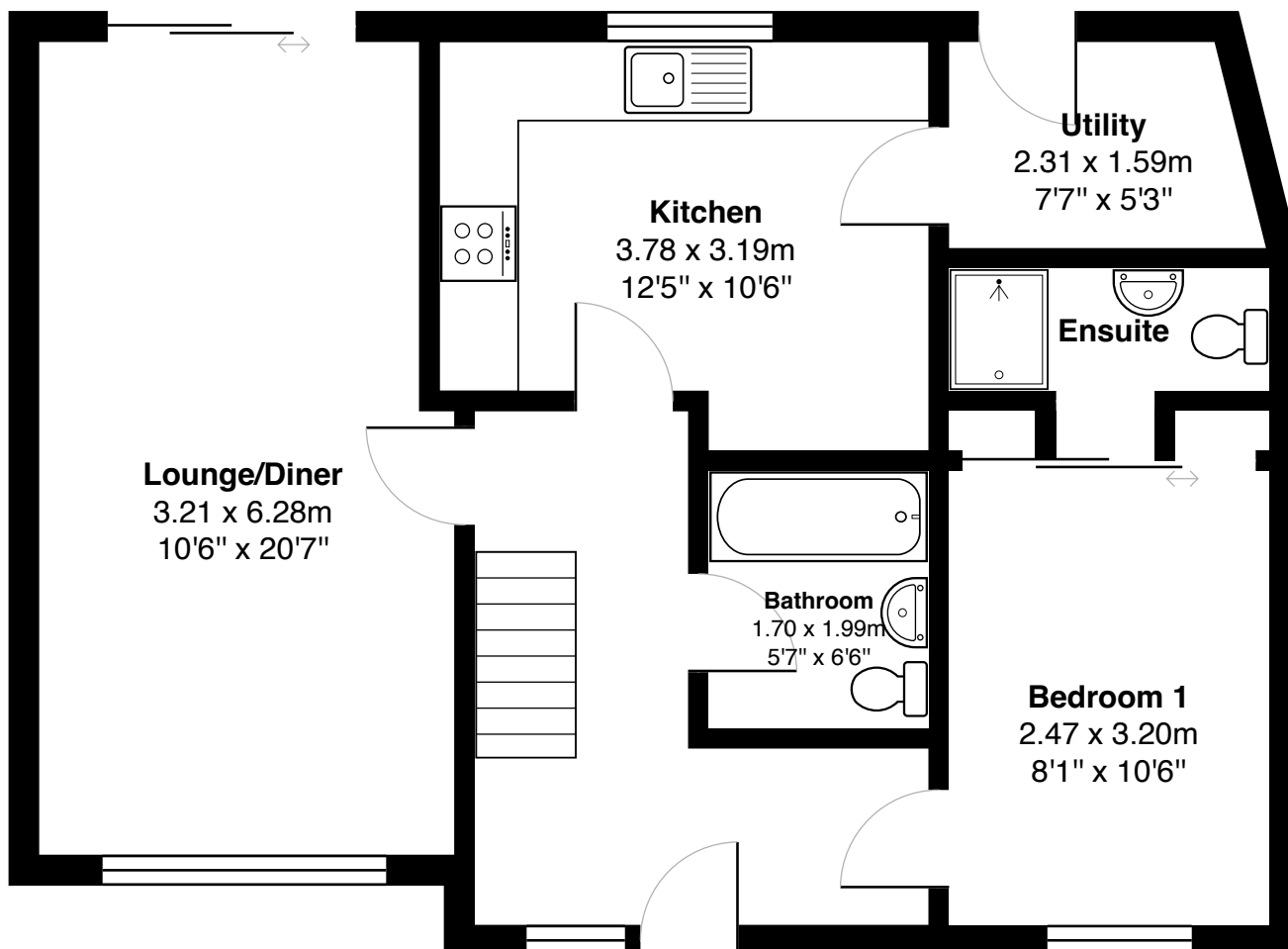
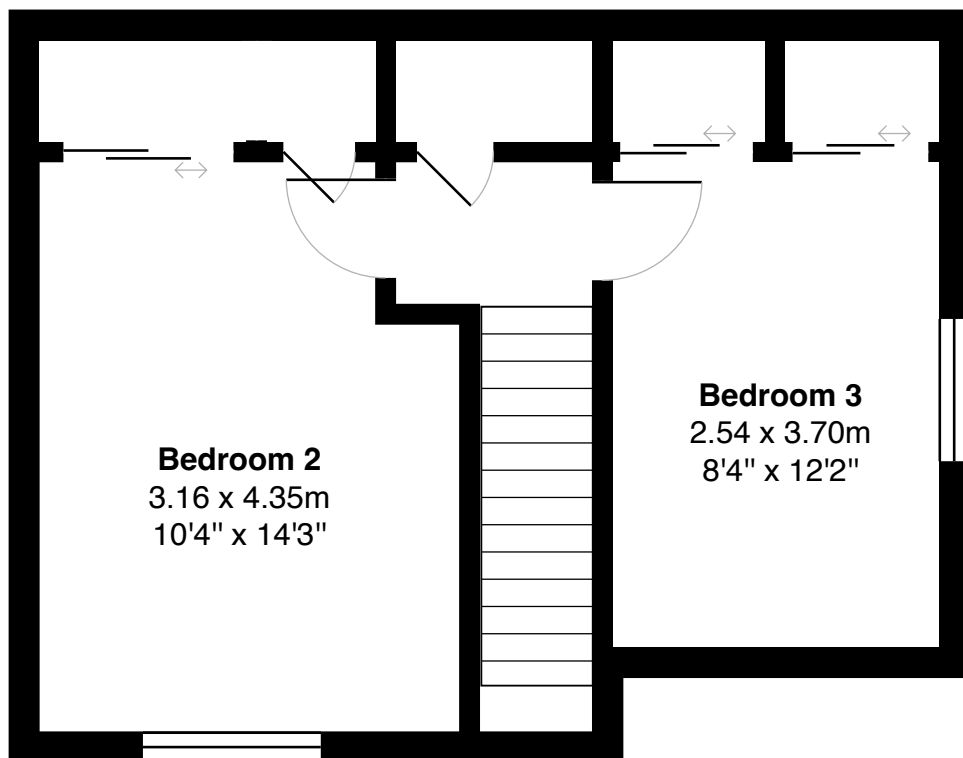
Upstairs, there are two further generous bedrooms, each with excellent natural light and potential for customisation.





Bedroom 3





Gross internal floor area (m²): 90m²

EPC Rating: C

Occupying a desirable corner plot, the property benefits from a wraparound garden, offering excellent outdoor space and privacy, as well as future landscaping or expansion potential.

Additional features include gas central heating, double glazing, and close proximity to local amenities, schools, and rail links to Edinburgh. This is a rare opportunity to acquire a characterful home with generous proportions, outdoor space, and endless potential. Early viewing is highly recommended.

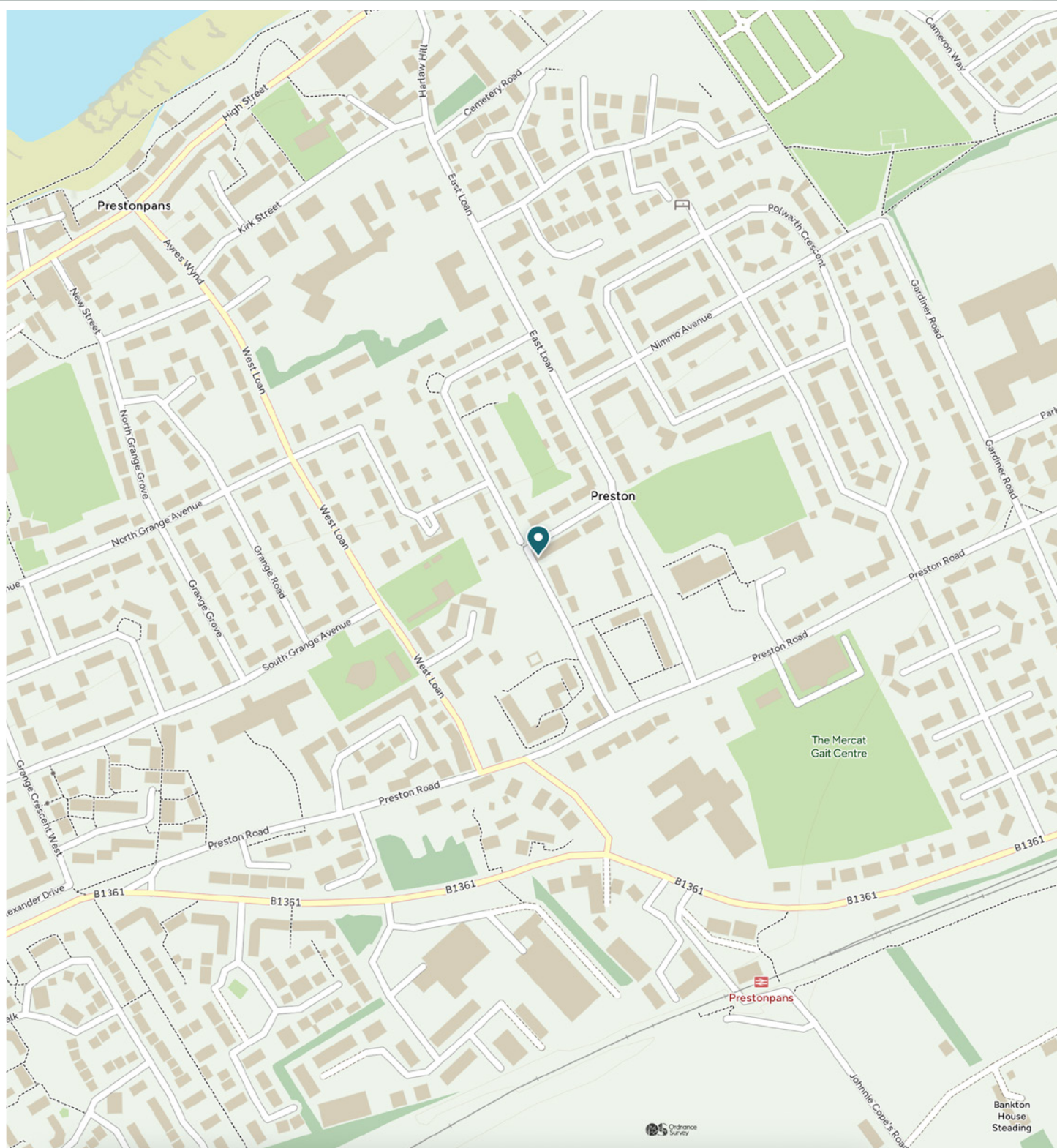




Prestonpans is a small town situated in the county of East Lothian on the banks of the River Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city, and is within easy commuting distance via the Musselburgh bypass.

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.

The Location



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Exchange
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THE SUNDAY TIMES
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Text and description
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