



## 18/21 McGregor Pend, Prestonpans, East Lothian, EH32 9FS

Tastefully Presented, Two-Bedroom, Triple Aspect, Second-Floor Flat

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# Property Description

Tastefully presented, two-bedroom, triple-aspect, second-floor flat with skyline views. Forming part of a modern, factored residential development in popular Prestonpans, in East Lothian.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a bathroom.

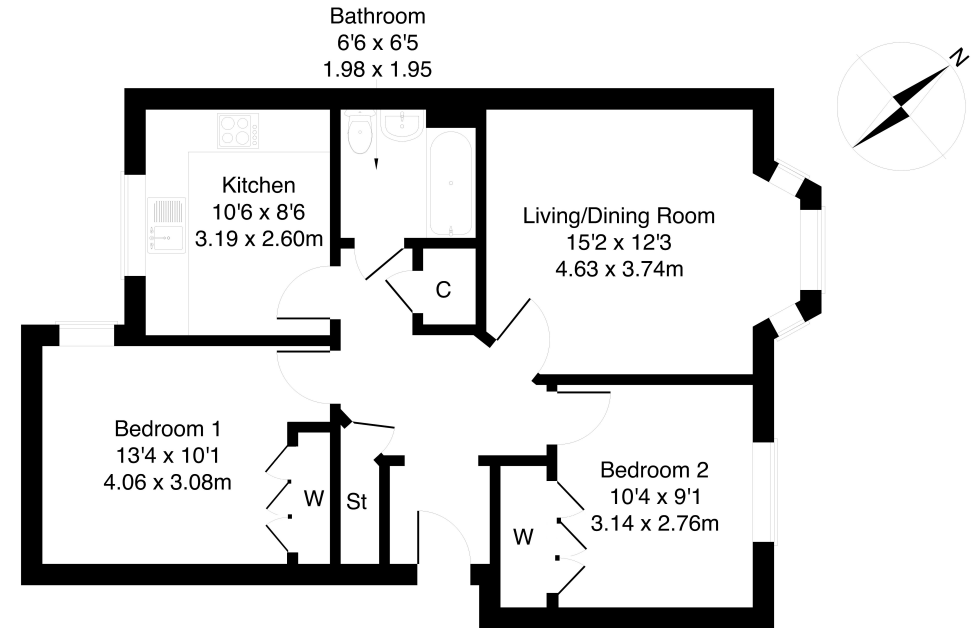
Highlights include a modern fitted kitchen with appliances, superb storage including integrated bedroom wardrobes, and a deep hall store. In addition, there is a light modern bathroom, a lounge bay window, double glazing, gas central heating (new boiler May 24'), and a secure entry system.

Externally, there is ample parking space for residents and visitors in the car parks to the front and rear; and well-tended communal grounds.

A welcoming entrance features a vestibule cloak reception, with the main hall providing access throughout, including a deep storage cupboard. Set to the front, a spacious living room is finished with light decor, plain coving, carpeted flooring, a central light fitting, and a bay window allowing plentiful natural light. To the rear, a good sized kitchen has space for a breakfast table, whilst the fitted units include stone-effects worktops with matching up-stands, a sink with drainer, a fridge/freezer, a washing machine and an integrated oven and gas hob with canopy above.

Two well-proportioned double bedrooms are set to the opposite aspects, with light decor, carpeted flooring, built-in wardrobes and central light fittings. Completing the accommodation, set internally off the hall, the bathroom is fitted with a modern three-piece suite, including a mains shower over the bath, mosaic-tiled splash walls and a shaver point.

**mov<sup>8</sup> REAL ESTATE** 18/21 McGregor Pend, Prestonpans EH32 9FS  
Estate Agents and Solicitors Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



**Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.**

# Area Description

Prestonpans is a charming coastal town located around 11 miles from Edinburgh. The town itself, and both neighbouring Cockenzie and Port Seton, offer good local shopping facilities including a Co-op supermarket and a Lidl store, along with the usual banking and Post Office services, a library, and a community sports centre. There are miles of sandy beaches in East Lothian, along with a

selection of golf courses. There is easy access to the A1, which offers swift commuting into Edinburgh city centre or to the east, with further connections to the Borders and the north of England. Good public transport services are available within the area, including the Prestonpans railway station. Local schooling is also available in both Prestonpans and Cockenzie.





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Estate Agents and Solicitors

