



30 McGregor Pend, Prestonpans, East Lothian, EH32 9FT

Light & Tastefully Presented, Two-Bedroom, Dual-Aspect, Main Door Ground Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Light and tastefully presented, modern, two bedroom, main door, dual-aspect, ground floor flat. Forming part of a factored residential development in popular Prestonpans, in East Lothian.

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

Highlights include a fitted kitchen with appliances, a modern bathroom suite, and stylish contemporary flooring throughout. In addition, there is double glazing, gas central heating, and good storage provision.

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

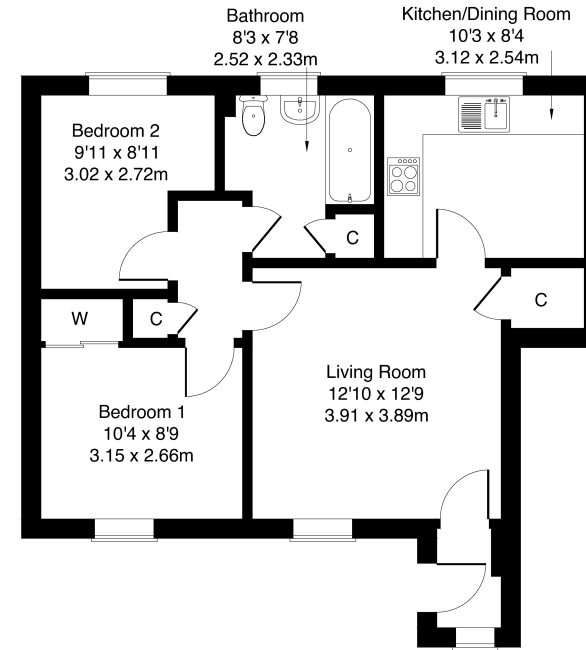
A welcoming entrance porch provides cloak storage and opens into a bright front-facing living room with stylish wood-effect flooring, a built-in storage cupboard, and a wall-mount TV point. To the rear, the kitchen offers ample space for a breakfast table and features fitted units, stone-effect worktops with matching upstands, a sink with drainer, and freestanding appliances, including a fridge/freezer and washing machine, along with an integrated oven and gas hob with a canopy above.

An inner hall connects the two well-sized double bedrooms, both with wood-effect flooring, while the front-facing main bedroom benefits from a built-in wardrobe. Completing the accommodation, a generous rear-facing bathroom is fitted with a modern three-piece suite, a mains shower over the bath, a chrome ladder-style radiator, and contemporary wall panelling.



30 McGregor Pend, Prestonpans, EH32 9FT

Approximate Gross Internal Area: (580 sq ft - 54 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 delightful coastal town situated approximately 11 miles from Edinburgh, offering a peaceful yet convenient location. The town, along with its neighbouring areas of Cockenzie and Port Seton, boasts a variety of local amenities including a Co-op supermarket, Lidl, banking services, a Post Office, a library, and a community sports centre. Residents can enjoy the stunning sandy beaches of East Lothian and a selection of nearby golf courses. The town benefits from excellent transport links, with easy access to the A1 for a swift commute into Edinburgh's city centre and

connections to the Borders and the north of England. Additionally, Prestonpans railway station provides convenient public transport options. Local schools in both Prestonpans and Cockenzie ensure excellent education options for families. With a blend of modern convenience and a welcoming community, this property is an ideal choice for first-time buyers, downsizers, or buy-to-let investors.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

