



18/24 McGregor Pend, Prestonpans, East Lothian, EH32 9FS

Beautifully Presented, Modern, Two-Bedroom, Triple-Aspect, Third-Floor (Top) Flat

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Property Description

Beautifully presented, modern, two-bedroom, triple-aspect, third-floor (top) flat, with superb skyline views. Forming part of a 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, and superb storage, including integrated wardrobes, a hall store and a loft space. Tastefully finished throughout, there is also a stylish contemporary bathroom, double glazing, gas central heating 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 vestibule, with space for outerwear, opens into a spacious, central entrance hall, with generous storage. Front-facing and extended by a wide bay window, a stylishly presented reception room provides space for both lounge and dining furniture, if desired. Across the hall, a kitchen is fitted with modern, wood-effect units and granite-effect worktops, whilst appliances include an integrated oven, a gas hob, a stainless-steel canopy, a freestanding fridge/freezer and a washing machine.

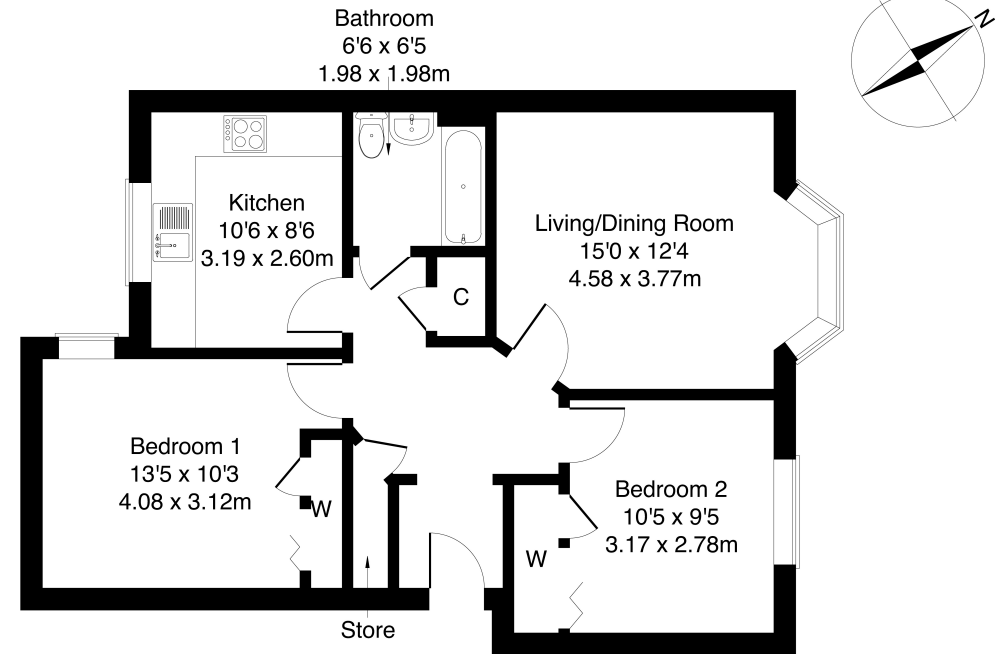
Set to either aspect, two well-proportioned, double bedrooms continue the tasteful presentation of the living space and maximise floor space with built-in wardrobe storage.

Completing the accommodation, a bathroom comprises a mode, a three-piece suite, a shower-over-bath and tiled splash walls and flooring.



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Approximate Gross Internal Area: (678sq 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 to 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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