



## 18/1 McGregor Pend, Prestonpans, East Lothian, EH32 9FS

Light and Beautifully Presented, Modern, Two-Bedroom, Dual-Aspect, Ground-Floor Flat

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# Property Description

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

Comprises an entrance hall, living room, kitchen, two double bedrooms and a shower room.

Highlights include a modern fitted kitchen, with appliances, a front-facing bay window and good storage, including integrated wardrobes in both bedrooms. In addition, there is contemporary flooring throughout, double glazing, gas central heating and a secure entry system.

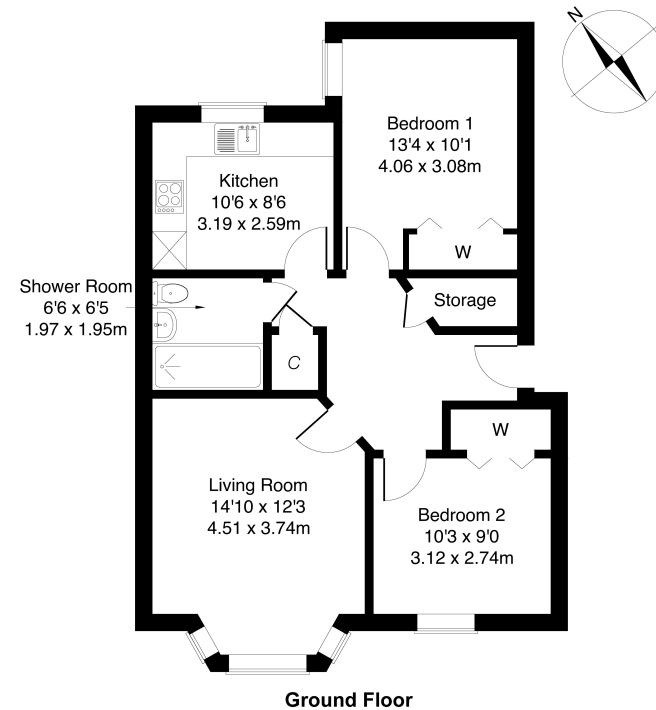
Externally, there is ample parking for both residents and visitors in the car parks to the front and rear, as well as well-tended, communal grounds.

A welcoming entrance vestibule opens into a spacious central reception hall, with generous built-in storage. A stylish reception room enjoys plenty of natural light, from a wide, southwest-facing bay window and offers a spacious, versatile floor plan for both lounge and dining furniture, if desired. A kitchen is fitted with contemporary, white 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.

Two well-proportioned double bedrooms maximise floor space with integrated wardrobe storage and provide flexible spaces with options for alternative use.

Completing the accommodation, a shower room comprises a large, walk-in shower cubicle, a two-piece suite, a chrome, ladder-style radiator, tiled splash walls and flooring.

**mov<sup>8</sup> REAL ESTATE** 18/1 McGregor Pend, Prestonpans, EH32 9FS  
Estate Agents and Solicitors Approximate Gross Internal Area: (689 sq ft - 64 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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Estate Agents and Solicitors

