



# Property Description

Light-filled and immaculately presented, this modern one-bedroom, dual-aspect third (top) floor flat enjoys superb open skyline views. Forming part of a well-maintained, factored residential development in the popular East Lothian town of Prestonpans.

Comprises an entrance hall, living/dining room, kitchen, double bedroom and a shower room.

Highlights include a modern fitted kitchen, a stylish updated bathroom, and a bay window with a panoramic view of the Forth and Fife and the Edinburgh skyline.

Further features include updated flooring, gas central heating, double glazing, and superb storage, including a loft space.

The development also provides a secure entry system, ample residential and visitors parking to the front and rear, and well-tended communal grounds.

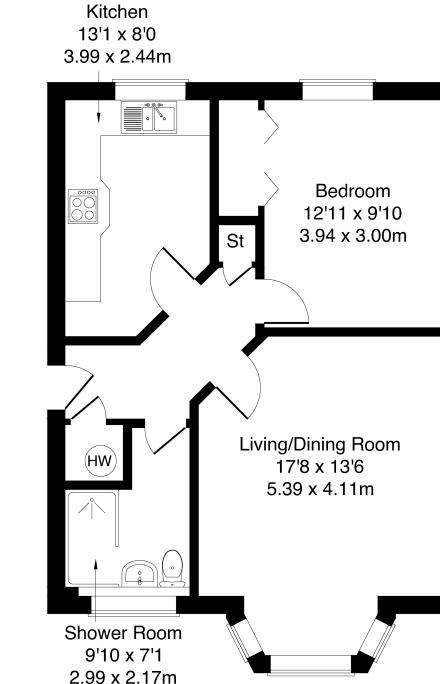
The accommodation is accessed via a welcoming entrance hall with a secure entry system, a built-in storage cupboard and contemporary herringbone-style laminate flooring, which continues seamlessly through the main living areas. To the front, a generously proportioned living and dining room is tastefully finished and offers excellent flexibility for both lounge and dining furniture. Features include a bay window flooding the room with natural light and offering superb views, a wall-mounted TV point, plain coving, spotlighting and a central light fitting. To the rear, the well-appointed kitchen is fitted with stone-effect worktops, a metro-tiled surround, a sink with a drainer, an integrated oven and gas hob with canopy extractor above, and a freestanding washing machine.

Also positioned to the rear, the spacious double bedroom benefits from a large built-in wardrobe, a central pendant light fitting and ample space for additional freestanding furniture. Completing the accommodation is a stylish front-facing shower room, fitted with a modern suite comprising a walk-in cubicle with rainfall mains shower, a ladder-style radiator, tiled flooring and splash walls, and a convenient shaver point.



**7/23 McGregor Pend, Prestonpans EH32 9FS**

Approximate Gross Internal Area: (592 sq ft - 55 sq m.)



## Third Floor

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 about 11 miles from Edinburgh, offering convenient local amenities such as a Co-op supermarket, Lidl, banking, a Post Office, a library, and a community sports centre in both Prestonpans and its neighbouring towns, Cockenzie and Port Seton. The area boasts miles of sandy East Lothian

beaches and several golf courses, with easy access to the A1 for quick commutes to Edinburgh city centre, the Borders, or northern England. Public transport is well-served, including Prestonpans railway station, and local schools are available in both Prestonpans and Cockenzie.





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