



18/23 McGregor Pend, Prestonpans, East Lothian, EH32 9FS

Beautifully Presented, One-Bedroom, Dual-Aspect, Third (Top) Floor Flat

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

éspc rightmove  Zoopla
find your happy

Property Description

Beautifully presented, one-bedroom, dual-aspect, third (top) floor flat with superb skyline views. Forming part of a modern, factored residential development in popular Prestonpans, in East Lothian.

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

Highlights include a fitted kitchen with appliances, a bright modern bathroom, and a bay window with a panoramic view of the Forth and Fife. In addition, there is contemporary flooring, gas central heating, double glazing; and superb storage, including an integrated bedroom wardrobe and a loft space.

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

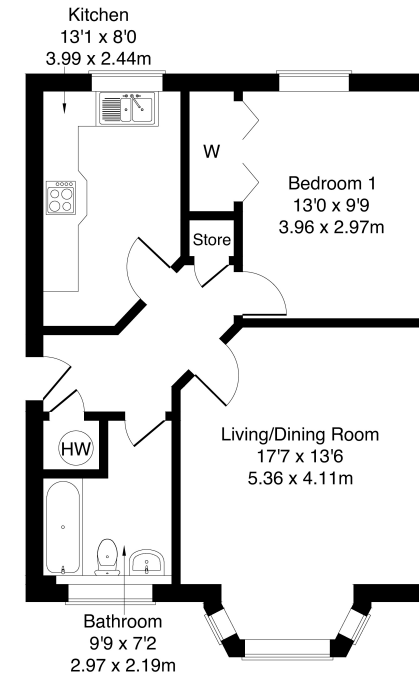
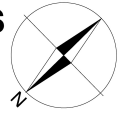
A welcoming entrance hall gives access throughout and features stylish wood-effect flooring, a built-in store cupboard and a secured entry system. With continuous flooring from the hall, a spacious living room is set to the front, with ample space for dining, plain coving, a central light fitting and a bay window with superb views. Set to the rear, the kitchen is fitted with wall and base units, stone-effect worktops with matching upstands, a sink with a drainer, an integrated oven and gas hob with a canopy above, and a freestanding fridge/freezer and washing machine.

A tastefully finished double bedroom is set to the rear, with continuous flooring from the hall, a large built-in wardrobe and a central pendant light fitting. Completing the accommodation, set to the front, 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.



18/23 McGregor Pend, Prestonpans EH32 9FS

Approximate Gross Internal Area: (614 sq ft - 57 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 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.





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

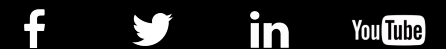
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.