



10 McGregor Pend, Prestonpans, East Lothian, EH32 9FS

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

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Property Description

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

Comprises a vestibule, hall, living room, dining/kitchen, two bedrooms and a bathroom.

Highlights include a modern fitted kitchen and bathroom, continuous flooring, contemporary lighting and multiple TV points. In addition, there is double glazing, HIVE gas central heating and good integrated storage, including wardrobes in both bedrooms.

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

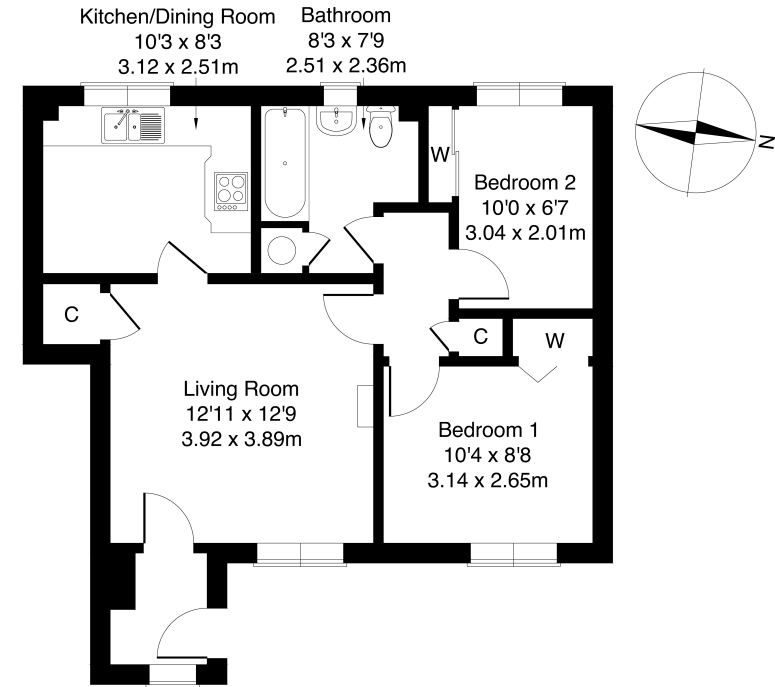
A bright entrance vestibule opens into a living room finished with light, neutral decor and modern, wood-effect flooring. Filled with natural light, from a westerly-facing window, the tastefully presented reception room includes handy, built-in storage and provides ample, versatile space for freestanding lounge furniture. Conveniently leading off the living room, a kitchen provides space for seated dining and is fitted with modern, white units, stone-effect worktops and mosaic splashback tiling. Appliances include an integrated oven, a gas hob, a stainless-steel extractor fan, a freestanding fridge/freezer, a washing machine and a dishwasher.

Leading off an inner hall, with a cupboard, two well-proportioned bedrooms include built-in wardrobe storage and are carpeted for comfort.

Completing the accommodation, a good-sized bathroom, with storage, comprises a three-piece suite, a shower-over-bath and tiled splash walls.

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Approximate Gross Internal Area: (581 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 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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