

7/20 McGregor Pend Prestonpans, EH32 9FS

OFFERS OVER £135,000



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- Modern second floor flat
- Generous living/diningroom with bay window
- Modern fitted kitchen
- Generous double bedroom
- Part tiled bathroom with three piece suite
- Gas central heating. Double glazing
- Resident's car parking
- EPC Band C, Council tax band B

Description

This is a modern second floor flat offering generously proportioned (55m sq) accommodation on this established residential estate close to the excellent local amenities on Prestonpans High Street. The accommodation is in good condition and benefits from gas central heating and double glazing throughout. It comprises a welcoming entrance hall with storage cupboard, generous living/diningroom with bay window and wall mounted electric fire, modern fitted kitchen with appliances and a breakfast bar, a generous double bedroom with fitted wardrobes and a stylish, part tiled bathroom with modern three piece white suite including a shower and screen over the bath.





Location

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is an extremely popular commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass as well as having a railway station which gives access to central Edinburgh in around fifteen minutes. There are a number of local shops including a supermarket, banks, schools and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinnaird Retail Park, Newcraighall, which offers a selection of "High Street" shops and superstores. A variety of leisure facilities are available in the area including Prestonpans swimming pool, a choice of golf courses and several sandy beaches.

Gardens and parking

There are landscaped communal grounds and a resident's car park to the rear.

Extras

All the fitted floor coverings, blinds, integrated gas hob, oven, chimney style cooker hood, automatic washing machine and fridge/freezer are included within the sale price.

Home Report

The property has been valued at £140,000 and the Home Report is available via the ESPC link.

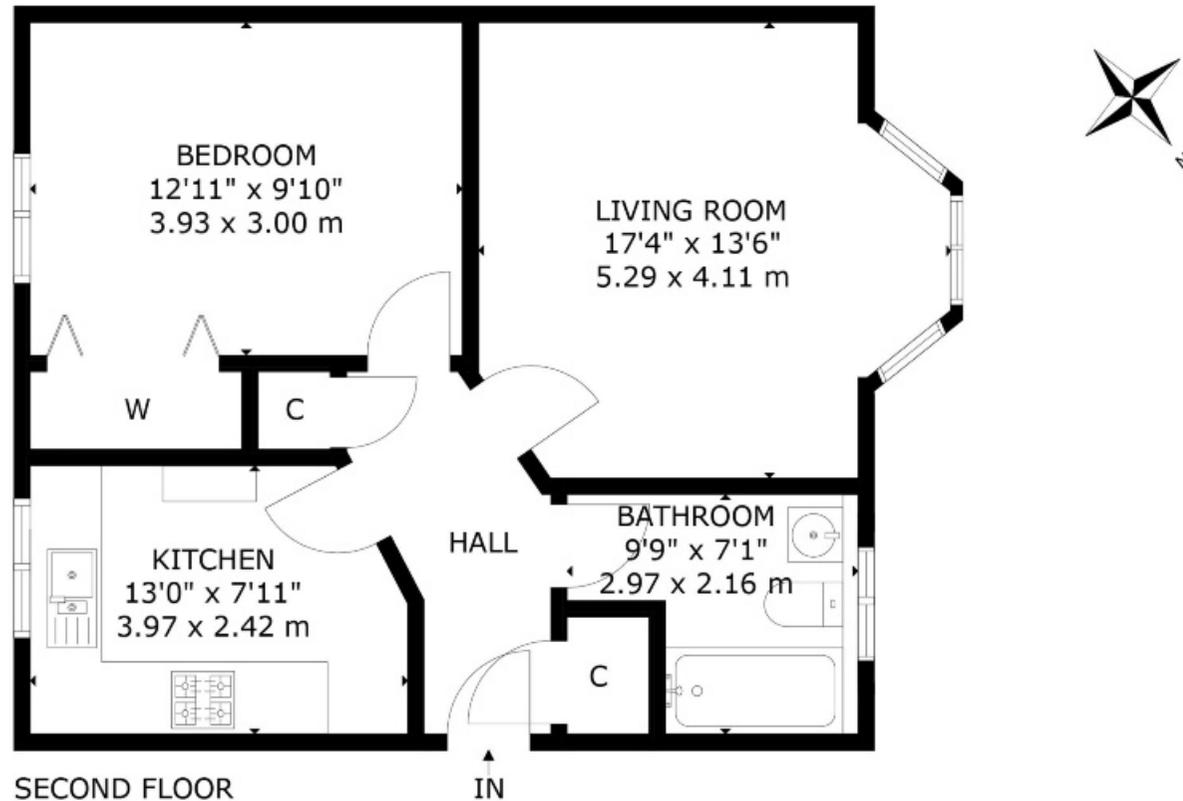
Factors

The property is factored by Ross & Liddell with monthly charges of approximately £70pcm and the landscaping is via Green Belt with monthly charges of approximately £17pcm.

Viewing

By appointment telephone Agents on 0131 665 3131





7/20 MCGREGOR PEND, PRESTONPANS, EH32 9FS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 559 SQ FT / 52 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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