



7/3 MCGREGOR PEND
PRESTONPANS, EAST LoTHIAN, EH32 9FS



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Located on the ground floor of a peaceful modern development in ever-popular Prestonpans, this two-bedroom flat benefits from convenient residents' parking and is within easy walking distance of the seafront, high-street shops, local schools, and the train station, which offers regular services to central Edinburgh in just 15 minutes. The flat is ideal for professionals or small families seeking a relaxed coastal lifestyle while remaining in easy reach of the city's attractions. Presented in move-in condition, it features neutral interiors that create an exceptionally bright and inviting home, whilst offering the opportunity for easy decorative personalisation.

A secure communal vestibule leads to the front door, which opens into an elegant arched hall with practical wood-style flooring and useful storage. This entrance area provides access to all rooms and sets the tone for the tastefully-appointed interior. The softly carpeted reception room offers a flexible space for both comfortable seating and a dining zone, illuminated by a wide bay window. The bright kitchen is stylishly appointed with wood-toned cabinets, accompanied by an integrated oven and gas hob with a chimney hood and stainless-steel splashback, an under-counter washing machine, and a tall fridge-freezer.

FEATURES

- Seaside town with rail connections to Edinburgh
- Peaceful modern development
- Move-in-ready ground-floor flat with neutral décor
- Communal vestibule with a secure entry system
- Welcoming entrance hall with storage
- Living/dining room with a bay window
- Bright and stylish kitchen
- Two double bedrooms with storage
- Shower room with walk-in enclosure
- Maintained communal garden grounds
- Ample unrestricted on-site parking
- Gas central heating and double glazing





The two double bedrooms are carpeted for cosy comfort, each featuring a fitted wardrobe. An attractive shower room completes the interior, incorporating a WC suite, mirrored wall-mounted vanity cabinet, and walk-in shower, complemented by a stylish wood-style floor seamlessly continued from the hall. The property is kept warm and efficient via gas central heating and full double glazing. Externally, the well-maintained development features communal lawned areas and convenient unrestricted parking, both on-site and on-street, for residents and visitors alike.

Extras: All fitted floor and window coverings, light fittings, and kitchen appliances are included in the sale.

Factor: A factor is in place at a cost of approximately £108 per month. Please note: The reception room has been virtually staged from an actual photograph of the room.







Prestonpans, East Lothian

Prestonpans, with its thriving community spirit, offers lovely shore walks, open parks, and countryside, all within a 20-minute commute (either by train or car) to the heart of Edinburgh city centre.

The town has a good selection of amenities, including convenience stores, supermarkets, a bistro, a café, takeaways, pubs (one with award-winning food), bakers, a library, a Post Office, a pharmacy, an optometrist, vets, a florist, gift shops, hair and beauty salons, and a community centre. For more extensive shopping, the nearby Fort Kinnaird Retail Park has a wealth of High Street stores and restaurants.

The town has two primary schools and the comprehensive Preston Lodge High School.

Fitness and outdoor pursuits can be found at the Mercat Gait Centre, the Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club, all on your doorstep.







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HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

