





Welcome

Welcome to 7/7 McGregor Pend. This fantastic 2nd floor flat with generous room sizes and open views to the Firth of Forth and Arthur's Seat would make a perfect first time buyers flat and we recommend viewing to appreciate what is on offer.

- Vestibule area leading to hallway with two storage cupboards.
- Spacious bay window lounge with a beautiful natural light and open views to Arthur's Seat and the Firth of Forth. Ample space for lounge and dining room furniture.
- Both double bedrooms are of good proportions and have built in storage.
- Kitchen with a good range of wall and base units, electric oven and gas hob.
- Bathroom with shower over bath, shower screen, wash hand basin and wc.
- Set within a factored stair well. Factored by Ross and Liddell with a monthly payment of £100pm, covering buildings insurance and maintenance. Communal grounds maintenance is provided by Greenbelt, with an annual payment of around £245.
- Ample residents parking to the rear of the property.
- The property benefits from gas central heating, double glazing and a secure entry phone system.





Prestonpans

Situated on the picturesque Firth of Forth, 8 miles east of Edinburgh, Prestonpans stands out as a popular coastal town with a welcoming and friendly community. It boasts an array of amenities perfect for daily shopping needs including a Co-op, chemist, post office, and Lidl supermarket. Residents can find more extensive shopping in nearby Musselburgh and Portobello as well as at Fort Kinnaird Retail Park which houses well-known eateries such as Pizza Express; high street shops like TK Maxx, Boots, and Primark; and an Odeon multiplex cinema. For leisure pursuits, the Mercat Gait Sports Centre has a 25m swimming pool and gym. There is easy access to East Lothian's picturesque beaches including Seton Sands and those at Gullane and North Berwick, as well as renowned golf courses at the latter two locations. Commuters will benefit from the convenience of the train station at Prestonpans complete with parking, offering swift links into Edinburgh. For those driving in, Edinburgh's City Centre is approximately a 40-minute journey via the A1

Extras

The property is sold as seen at the viewing.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

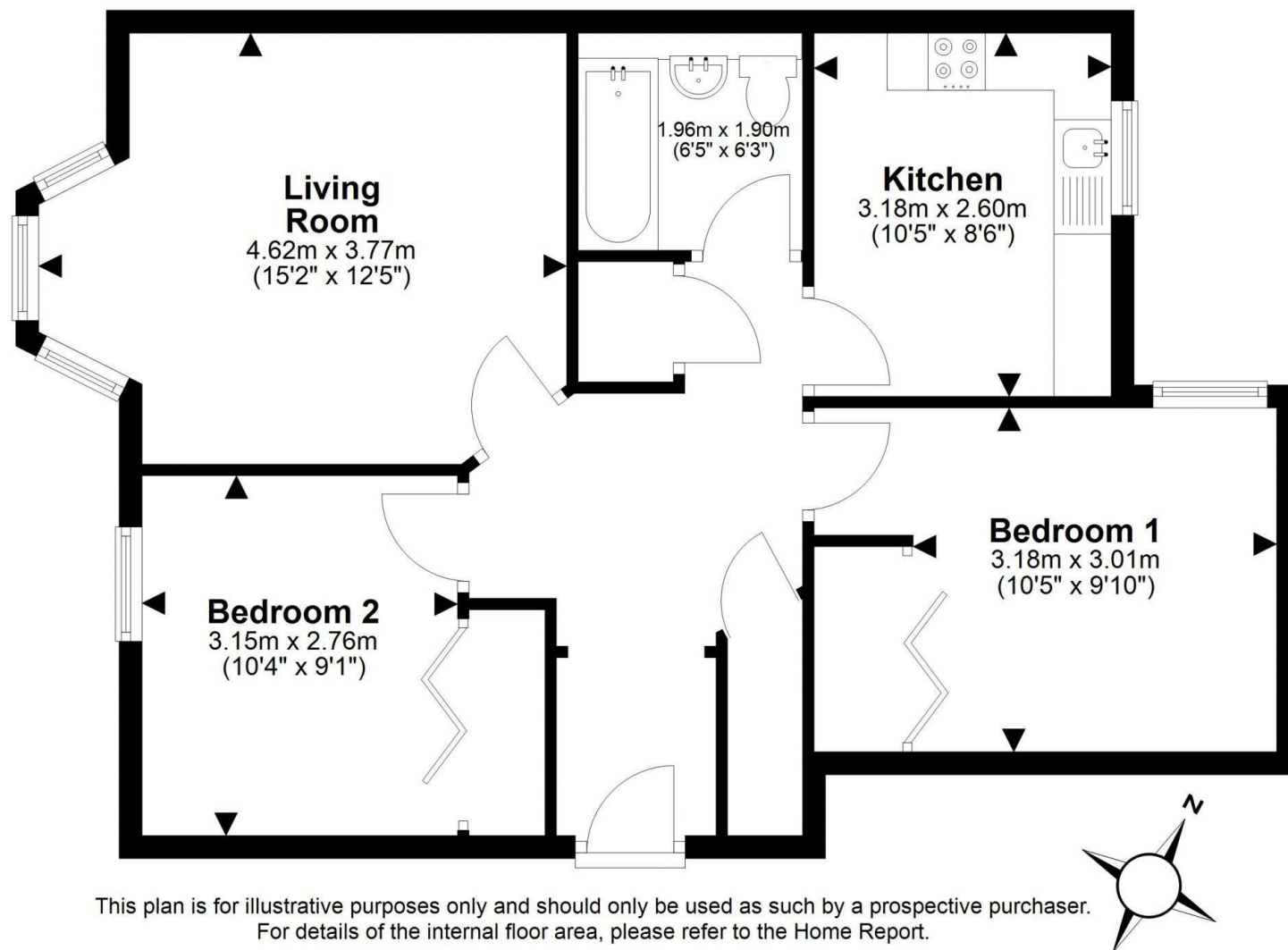
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.