



27/9 McGregor Pend, Prestonpans, EH32 9FT



## Welcome

Welcome to 27/9 McGregor Pend- a gorgeous two bedroom second floor flat which is superbly situated in a modern, established residential estate in the popular East Lothian town of Prestonpans. The generously proportioned accommodation is presented in walk-in condition and offers a superb opportunity for a host of potential purchasers including first-time buyers, downsizers, and investors. There are communal garden grounds and residents parking, whilst the property itself is within walking distance of all amenities including schooling. Prestonpans is ideally placed for the commute to Edinburgh and the surrounding areas. Viewing is by appointment and should be made at your earliest convenience.



- Sought-after modern residential location
- Communal secure entry system
- Entrance hallway
- Living room with front facing bay window fitted with shutters
- Modern fitted breakfasting kitchen with a range of base and wall units, folding wall mount table, gas hob, electric oven and extractor.
- Family bathroom with three-piece white suite with shower over the bath and shower screen
- Two double bedrooms both featuring fitted wardrobes
- Double glazing and gas central heating
- Communal garden grounds
- Residents and visitor parking



## Prestonpans

Prestonpans is a vibrant coastal town situated just east of Edinburgh, offering a welcoming community atmosphere and a rich local history. Renowned for its scenic shoreline along the Firth of Forth, the area provides lovely walks, attractive green spaces, and a blend of traditional and modern amenities. Residents benefit from excellent transport links to Edinburgh city centre, as well as easy access to shops, schools, and leisure facilities. Prestonpans is ideal for those seeking a balanced lifestyle, combining the charm of seaside living with the convenience of urban connectivity.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds, and shutters where fitted, oven, hob, and extractor. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. All white goods and other items of furniture may be available by negotiation.



# Get in touch

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## Property Hub:

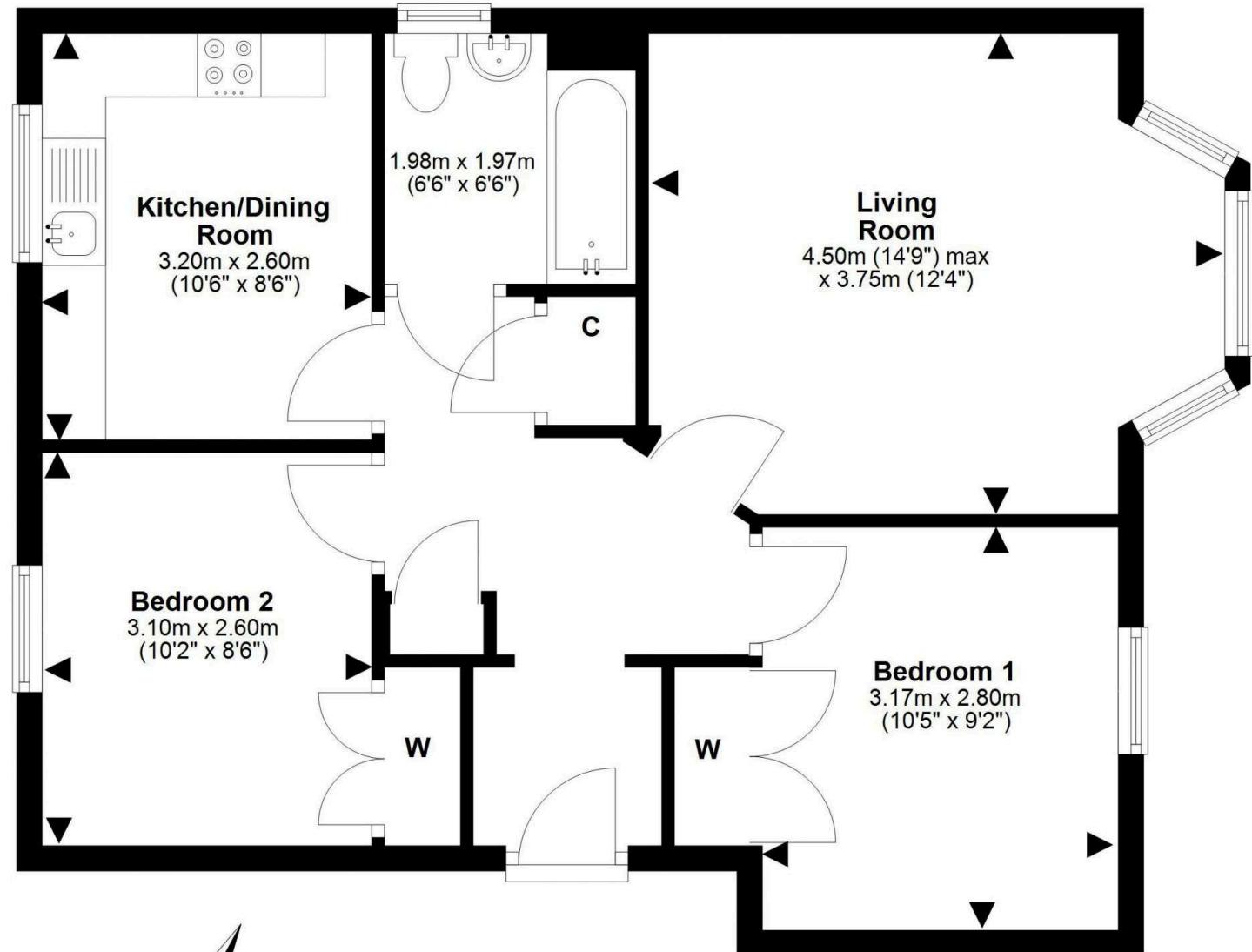
25-27 High Street, Dalkeith  
EH22 1JB

## 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.