

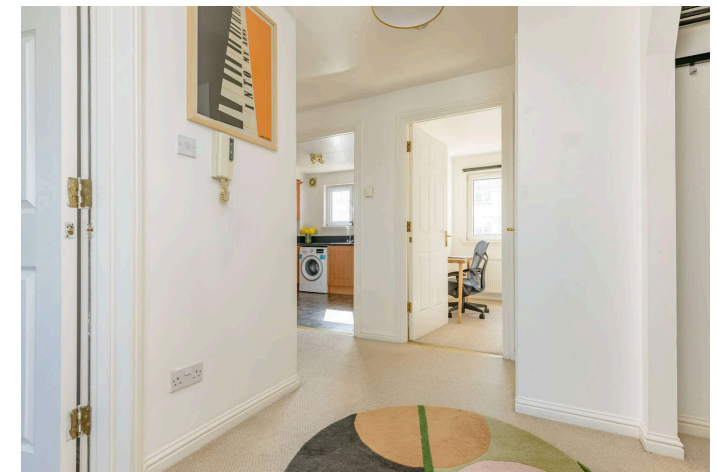


7/19 McGregor Pend

PRESTONPANS, EH32 9FS

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Within easy reach of Prestonpans Train Station, seafront, and amenities, this stylish two-bedroom apartment is presented in turn-key condition and will make a wonderful home for first-time buyers, couples, or professionals.

Forming the second floor of a sought-after residential development, the front door opens into a spacious and tastefully decorated carpeted vestibule and hallway equipped with built-in cupboards. From here you move into a light-filled sitting room boasting an elegant interior design, plush carpeting, and bay windows offering easterly skyline views. Enjoying a generous layout, it is a warm and inviting space to relax. Returning to the hallway, a bright and modern kitchen awaits showcasing a sleek design of oak-effect wall and floor units, complementary black worktops and high-spec integrated appliances including a gas hob, extractor hood, and oven.

The principal double bedroom, with its built-in wardrobes and east-facing aspect, offers a peaceful and comfortable retreat. Completing the accommodation is a well-appointed bathroom

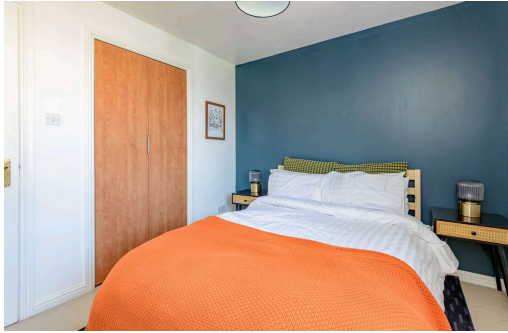
featuring a WC, a washbasin built into vanity, and a bath with a wall-mounted shower, along with a second light and airy double bedroom, also equipped with built-in wardrobes.

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

Additional information: The property is Factored by Ross and Liddell with an annual payment of around £275, covering buildings insurance and maintenance. Communal grounds maintenance is provided by Greenbelt, with an annual payment of around £245.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, the second bedroom blind, integrated oven, gas hob and extractor fan, free standing fridge-freezer and washing machine will be included in the sale.



PROPERTY FEATURES

- ❑ Two-bedroom apartment
- ❑ East-facing sitting room
- ❑ Modern and bright kitchen
- ❑ Two double bedrooms
- ❑ Well-appointed bathroom
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Landscaped communal grounds
- ❑ Resident's parking
- ❑ EPC - B
- ❑ Council tax band - C
- ❑ Tenure - Freehold
- ❑ Annual factor and grounds costs - £525

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 and beyond. The region also offers fantastic opportunities for walks, cycles, and horse riding. There is a local primary school and the property is within the catchment area for Preston Lodge High School. Additionally, private schooling is available at Loretto in Musselburgh with further choices available in Edinburgh.

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.



PARIS STEELE

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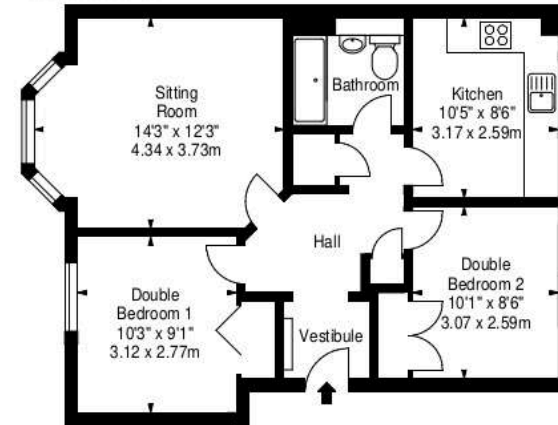
Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parrissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

McGregor Pend,
Prestonpans,
East Lothian, EH32 9FS



Approx. Gross Internal Area
623 Sq Ft - 57.88 Sq M
For identification only. Not to scale.
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Second Floor

espc rightmove

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