



RALPH SAYER
SOLICITORS & ESTATE AGENTS

18/19 McGregor Pend

Prestonpans, East Lothian, EH32 9FS

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This two-bedroom flat is quietly located in Prestonpans - a small town positioned along East Lothian's stunning coastline, with excellent transport links by bus and rail into nearby Edinburgh. Positioned on the second floor of a modern development, the flat boasts attractive interiors, including a bay-windowed reception room, a bright kitchen, a bathroom, and two double bedrooms with fitted wardrobes. McGregor Pend provides its residents with shared access to well-maintained gardens and ample unrestricted parking.

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

Factor: A factoring agreement is in place at approximately £280 biannually. This covers everything on the estate, including garden maintenance and the stairs, which get cleaned every 2-3 weeks.

Property Summary

- Well-connected seaside town
- Quiet modern development
- Second-floor flat with attractive décor
- Secure entry system and communal stairwell
- Entrance hall with good storage
- Light-filled living/dining room
- Bright, tastefully styled kitchen
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Maintained communal gardens
- Convenient, unrestricted on-site parking
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - C
- Home Report Value - £170,000







Light-filled living/dining
room and a bright,
tastefully styled kitchen







Two double bedrooms
with storage and a
bathroom with
shower-over-bath





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dream property!



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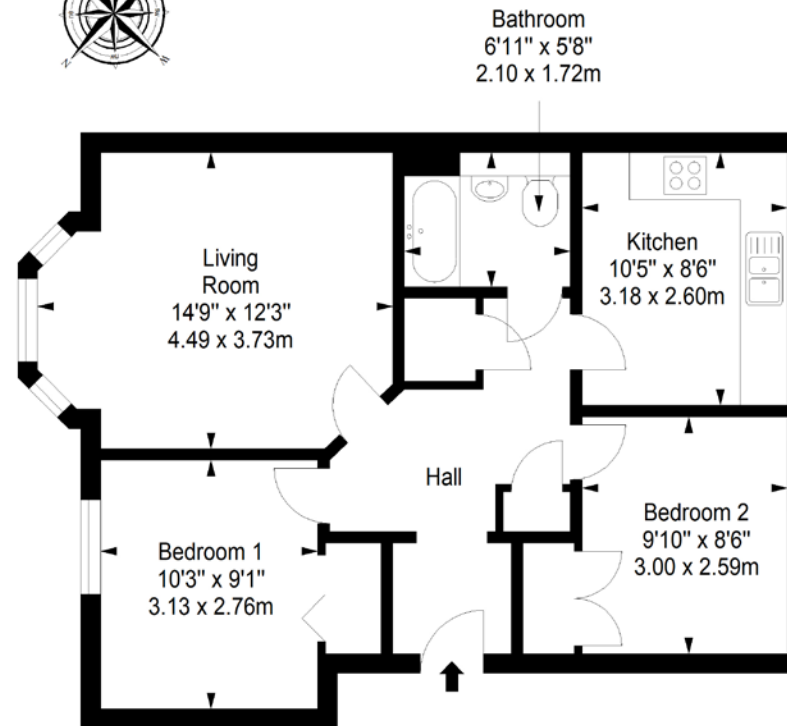
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Second Floor

Approx. 58.7 sq. metres (631.8 sq. feet)



Total area: approx. 58.7 sq. metres (631.8 sq. feet)