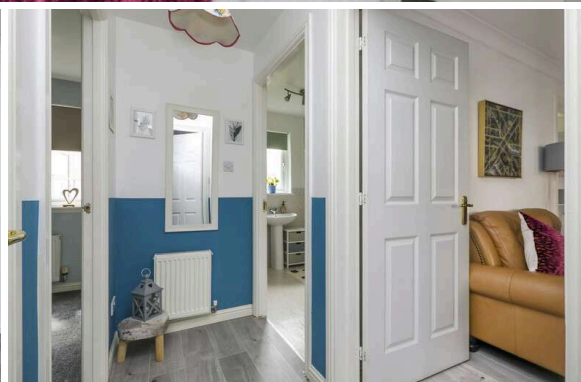




19 McGregor Pend
PRESTONPANS | EH32 9FS


warners
solicitors & estate agents



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Warners are pleased to present this charming two-bedroom lower villa, ideal for young families and professionals seeking a relaxed coastal lifestyle. Located in the tranquil town of Prestonpans, the property is within walking distance of shops, the beach, and offers convenient bus connections and rail services, providing swift access to the capital in just 15 minutes.

Behind its attractive façade, this modern home features well-presented interiors with stylish decor and a thoughtfully designed living space. Upon entering the front door, you are greeted by a naturally-lit vestibule leading into a bright living room, which includes practical built-in storage and is decorated in contemporary neutral tones. The south-west facing kitchen is elegantly appointed with a range of base and wall units, and features a dining area perfect for breakfasts and casual suppers. It also includes an integrated oven and gas hob with a hood, along with a freestanding washing machine and fridge freezer.

The home also offers two generously sized bedrooms, accessed via a central internal hall from the living room. Both bedrooms provide comfortable sleeping spaces with modern decor and fitted carpeting, as well as built-in wardrobe space. The accommodation is completed by a bright, modern bathroom, equipped with a traditional three-piece suite. The property benefits from efficient gas central heating and full double glazing. Externally, the well-maintained development offers residents shared access to landscaped garden grounds and ample unrestricted off-street parking.

- Prime Coastal Location: Walking distance to local shops and the beach in the tranquil town of Prestonpans.
- Excellent Transport Links: Convenient bus connections and rail services provide swift access to the capital in just 15 minutes.
- Well-Presented Interiors: Stylish decor with thoughtfully designed living spaces, including a bright living room and a south-west facing kitchen.
- Modern Amenities: The kitchen is equipped with an integrated oven, gas hob, freestanding washing machine, and fridge freezer.
- Comfortable Bedrooms: Two generously sized bedrooms with modern decor, fitted carpeting, and built-in wardrobe space.
- Shared Landscaped Gardens & Parking: Access to well-maintained garden grounds and ample unrestricted off-street parking.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, blinds, floor coverings, integrated kitchen appliances, fridge freezer, and washing machine will be included in the sale. EPC Rating C.

The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Prestonpans has its own railway station taking you into the City in just 14 minutes.

