



18/16 McGregor Pend
PRESTONPANS | EH32 9FS


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solicitors & estate agents



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This charming and immaculately presented two-bedroom flat, situated on the first floor, offers a wonderful opportunity for comfortable living. Located within a well-maintained modern building, the property benefits from a secure door entry system and is ideally positioned within a quiet and desirable cul-de-sac development in the highly sought-after seaside town of Prestonpans. The area is known for its excellent range of local amenities, making it an ideal place to live.

An excellent choice for a first-time buyer, this flat offers generously proportioned and easily manageable accommodation, including a welcoming entrance hall with built-in storage, a spacious living room with a large bay window, and a stylish, well-equipped fitted kitchen. The property features two double bedrooms, each with fitted wardrobes, and a beautifully appointed bathroom complete with a shower.

Additional benefits include gas central heating, double glazing throughout, and access to beautifully landscaped garden grounds. Ample parking is also available for residents and visitors alike. This property combines convenience, comfort, and an attractive location, making it a truly delightful home.

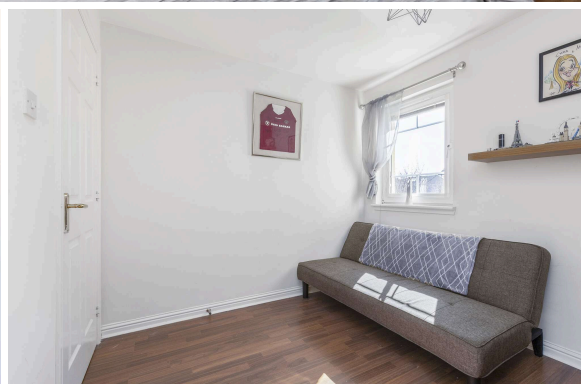
- First-floor, two-bedroom flat in a modern building.
- Quiet, sought-after location in Prestonpans.
- Spacious rooms with built-in storage and wardrobes.
- Well-equipped kitchen and stylish bathroom.
- Gas central heating, double glazing, secure entry.
- Landscaped gardens and ample parking.
- EPC B and Council Tax C
- As of May 2024 Factor Fees was £801 per annum which includes lighting, buzzer system, maintenance of the stair which is cleaned weekly, maintenance and upkeep of grounds and surrounding areas and building insurance

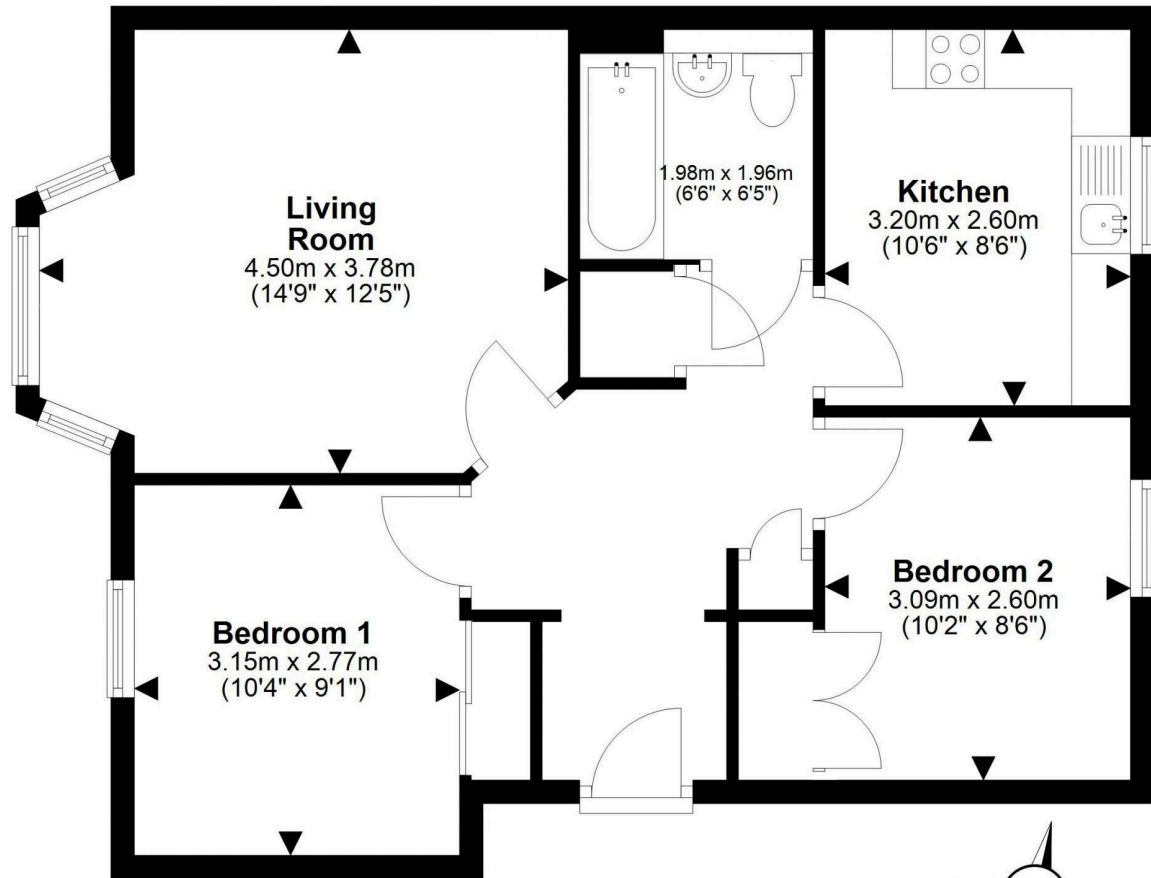
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Washing machine/tumble dryer, oven/cooker, fridge/freezer, curtains, blinds, light fittings and shoe cupboard in hallway all included in the sale.

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.





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.

