

COULTERS

FLAT 10, 7 MCGREGOR PEND

PRESTONPANS, EAST LoTHIAN, EH32 9FS

2 BED

1 BATH

1 PUBLIC



Virtually Staged



TAKE A LOOK INSIDE

Flat 10, 7 McGregor Pend is a bright, well-proportioned top (3rd) floor flat, forming part of a smart modern development in the coastal East Lothian town of Prestonpans. The home has stunning views across towards Edinburgh, with Arthur's Seat, Holyrood Park, across to the Bridges, Fife and the Firth of Forth. The property has been a successful investment property, but is now ready for it's next exciting chapter of ownership. The bay windowed sitting room is filled with light, benefitting from it's westerly outlook where the delightful outlook can be fully appreciated. Attractive wood flooring is laid underfoot.

KEY FEATURES



Bright, well proportioned top floor flat.



Two double bedrooms, both with fitted wardrobes.



Views across the Firth of Forth including Arthur's Seat, the Forth bridges & across to Fife.



Residents' parking and unrestricted on street parking.



Located in the popular East Lothian town of Prestonpans.



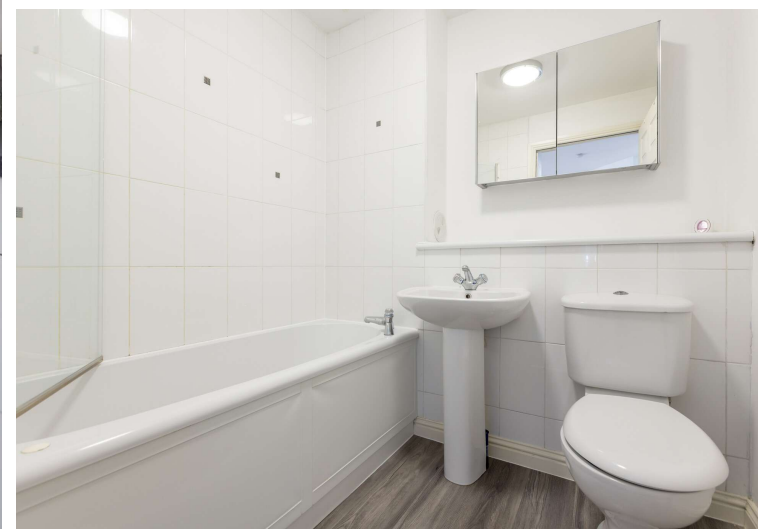
Local amenities nearby.



EPC Rating - C



Council Tax Band - C



The kitchen has a series of wall and base mounted cabinetry, along with a gas hob, electric oven, washing machine and fridge/freezer. There are two double bedrooms, both with built-in wardrobes. The bathroom is fitted with a white suite, with a bath (with shower over), WC and wash hand basin. A hall cupboard provides addition storage.

Externally, there are well maintained communal grounds and residents' parking. Further unrestricted parking is available on the street outside.

*** Please note some of the images have been virtually staged to illustrate how the rooms could be used. ***





THE LOCAL AREA

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is an extremely popular commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass.

There are a number of local shops including a supermarket, schools and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinnaird Retail Park, Newcraighall, which offers a selection of "High Street" shops and superstores.

A variety of leisure facilities are available in the area including Prestonpans swimming pool, a choice of golf courses and several sandy beaches. Prestonpans has its own railway station, with the car park only 0.75 miles away.

EXTRAS

All blinds, light fittings, fitted flooring, electric hob, oven, fridge/freezer and washing machine are included in the sale price.

NOTE: The development is factored by Ross & Liddell at the approximate charge of £75 per calendar month. This includes the maintenance of all the communal areas and the blocks buildings insurance. There is an additional approximate charge of £250 per annum. This is paid to Greenbelt for further common grounds in the area.

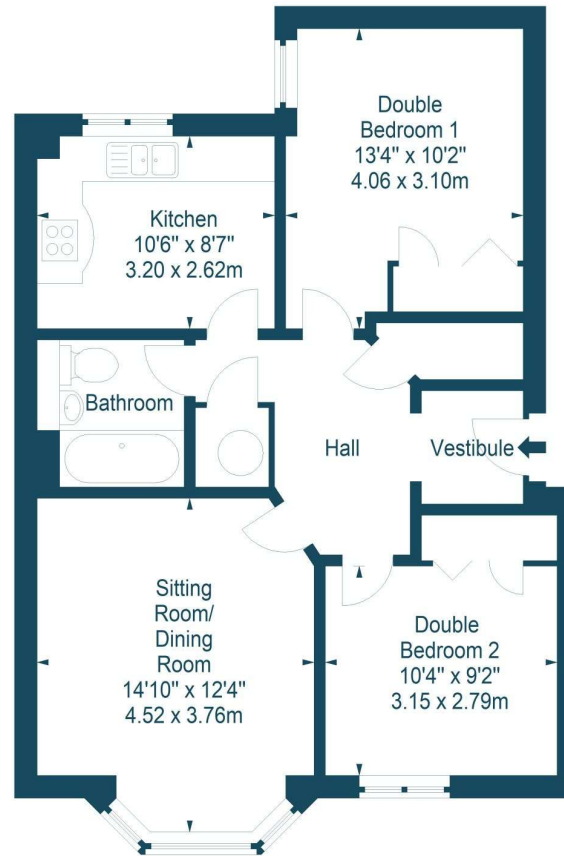




McGregor Pend,
Prestonpans,
East Lothian, EH32 9FS



Approx. Gross Internal Area
689 Sq Ft - 64.01 Sq M
For identification only. Not to scale.
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Third Floor

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0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.