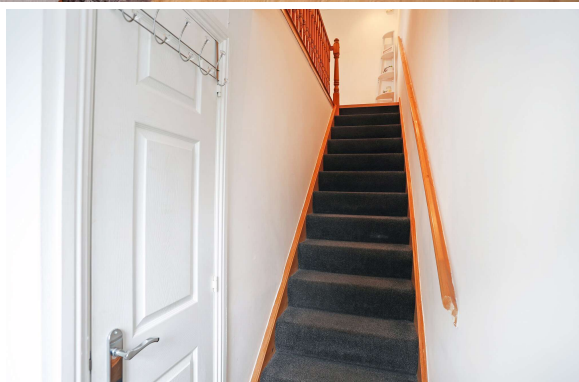




20 McGregor Pend
PRESTONPANS | PRESTONPANS | EH32 9FS


warners
solicitors & estate agents



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Situated within a popular residential area of Prestonpans, this well-proportioned two-bedroom upper villa offers bright and spacious accommodation, making it an ideal purchase for first-time buyers, downsizers or buy-to-let investors.

Accessed via its own private entrance and staircase, the property opens into a welcoming entrance with storage cupboard with stairs providing access to all rooms. The generous living room is flooded with natural light and offers ample space for both relaxing and dining, creating an excellent social hub for everyday living.

The fitted kitchen is positioned off the lounge and features a practical layout with a range of wall and base units, generous worktop space and room for freestanding appliances.

There are two well-proportioned double bedrooms, both benefiting from built-in storage, while the principal bedroom offers excellent floor space for additional furnishings. Completing the accommodation is a modern family bathroom fitted with a three-piece suite including a shower over the bath.

Externally, the property enjoys access to communal garden grounds along with residents car parking to the front of the property. Further benefits include gas central heating, double glazing and excellent storage throughout.

Located within easy reach of local shops, schools and leisure facilities, Prestonpans railway station provides regular services to Edinburgh, making this an excellent choice for commuters. The nearby A1 also offers convenient road links to Edinburgh, East Lothian and beyond.

- Private entrance with staircase
- Bright and spacious living room
- Fitted kitchen
- Two double bedrooms with built-in storage
- Excellent storage cupboards
- Communal gardens.

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

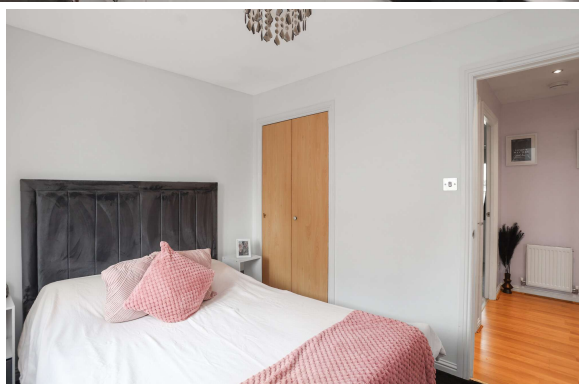


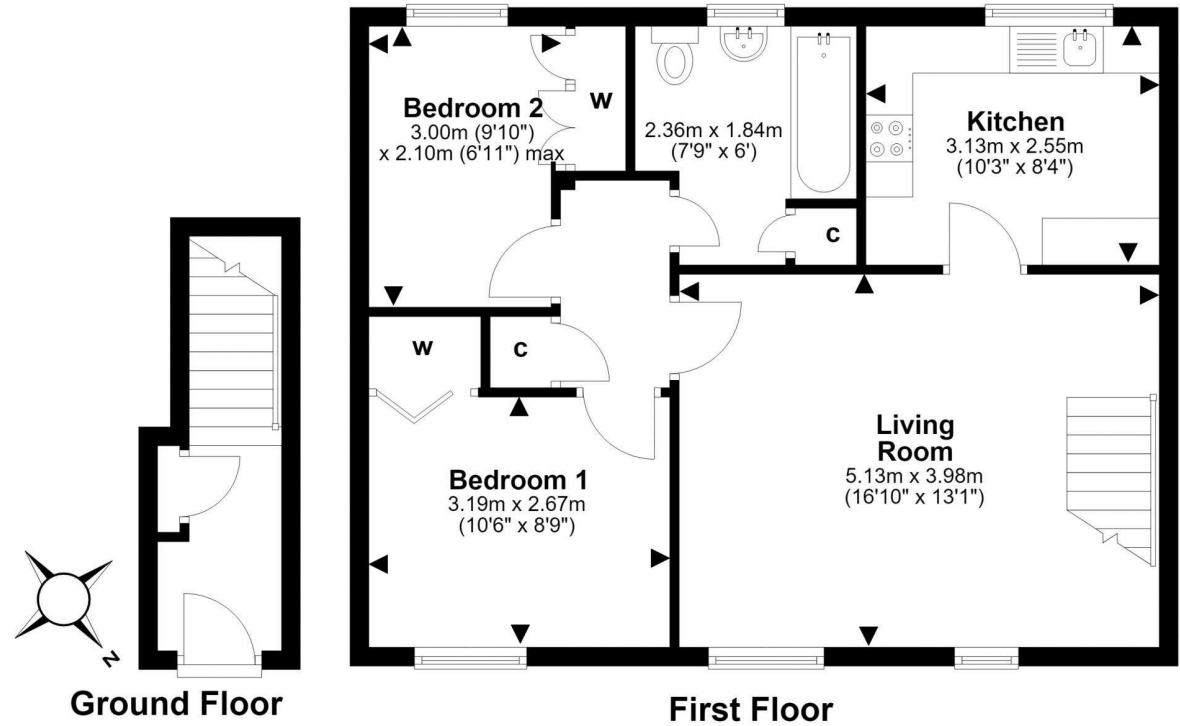
Council Tax B. Energy Rating C.

Factor payable to Ross & Liddle. Approx. £60 per month with landscaping fee of approx £24 per month.

All fixtures, fittings, integrated kitchen appliances, curtains and blinds will be 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.