

COULTERS[©]

19 MCGREGOR PEND

PRESTONPANS, EAST LoTHIAN, EH32 9FS

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a modern development in the popular East Lothian town of Prestonpans, 19 McGregor Pend is a bright and well proportioned two bedroom main door flat offering stylish, contemporary accommodation in excellent decorative order.

Ideally suited to first time buyers, downsizers or investors, the property enjoys a convenient location within easy reach of local amenities, the railway station and excellent transport links to Edinburgh and beyond. It also benefits from residents parking to the front.

KEY FEATURES



Contemporary main door flat in a peaceful development



Two double bedrooms with built in wardrobes



Well maintained communal garden grounds



Residents parking to the front



Ideally located close to local amenities and transport links



Well presented, modern accommodation



EPC Rating - C



Council Tax Band - C



The well presented accommodation comprises a welcoming entrance vestibule leading into a spacious sitting and dining room, a modern kitchen fitted with a good range of wall and base units together with integrated appliances, two double bedrooms, both with built-in wardrobes, and a contemporary bathroom fitted with a three-piece suite and shower over the bath.

EXTRAS

All fitted floorings, carpets, blinds, light fittings, induction hob and the oven are included in the sale price. The washing machine and fridge freezer are available by separate negotiation.



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.

NOTE: The development is factored by Ross & Liddell at the approximate charge of £70 per calendar month. This includes the maintenance of all the communal areas and the blocks buildings insurance. There is an additional approximate charge of £240 per annum. This is paid to Greenbelt for further common grounds in the area.

HOME REPORT VALUATION: £170,000



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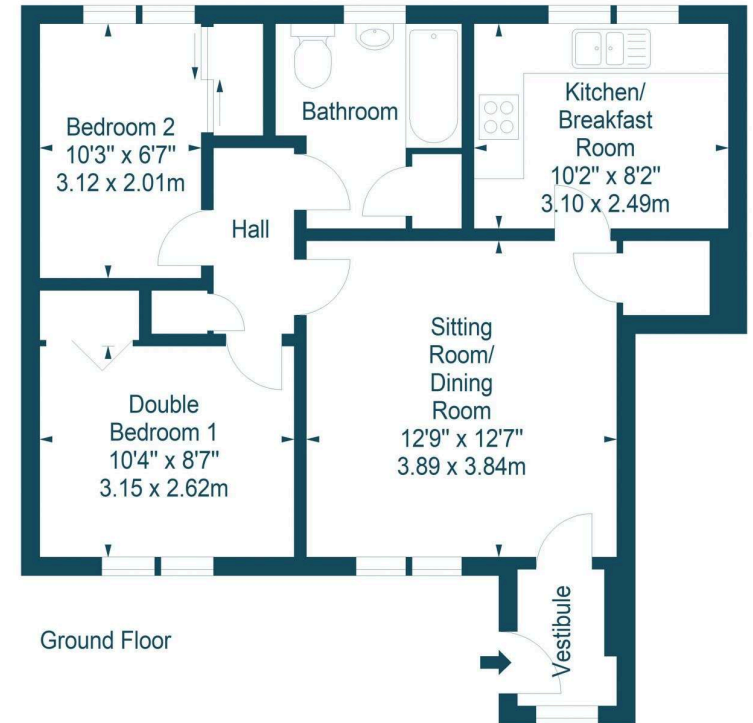
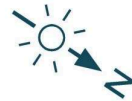


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Prestonpans,
East Lothian, EH32 9FS**



Approx. Gross Internal Area
572 Sq Ft - 53.14 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

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.