



CLANCYS

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18/24 McGregor Pend,

Prestonpans, EH32 9FS



Description

An excellent opportunity has arisen to acquire this charming and immaculately presented two-bedroom flat, situated on the third floor, offers a wonderful opportunity for comfortable living. Located within a well-maintained modern building, in a well-established 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, briefly comprises a welcoming entrance hall, a spacious living room with a large bay window, and a 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, 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 and viewing is highly recommended.

Location

Situated on the picturesque Firth of Forth, 8 miles east of Edinburgh, Prestonpans stands out as a popular coastal town with a welcoming and friendly community. It boasts an array of amenities perfect for daily shopping needs including a Co-op, chemist, post office, and Lidl supermarket. Residents can find more extensive shopping in nearby Musselburgh and Portobello as well as at Fort Kinnaird Retail Park which houses well-known eateries such as Pizza Express; high street shops like TK Maxx, Boots, and Primark; and an Odeon multiplex cinema. For leisure pursuits, the Mercat Gait Sports Centre has a 25m swimming pool and gym. There is easy access to East Lothian's picturesque beaches including Seton Sands and those at Gullane and North Berwick, as well as renowned golf courses at the latter two locations and beyond. The region also offers fantastic opportunities for walks, cycles, and horse riding. There is a local primary school and the property is within the catchment area for Preston Lodge High School. Additionally, private schooling is available at Loretto in Musselburgh with further choices available in Edinburgh. Commuters will benefit from the convenience of the train station at Prestonpans complete with parking, offering swift links into Edinburgh. For those driving in, Edinburgh's City Centre is approximately a 40-minute journey via the A1.

Extras

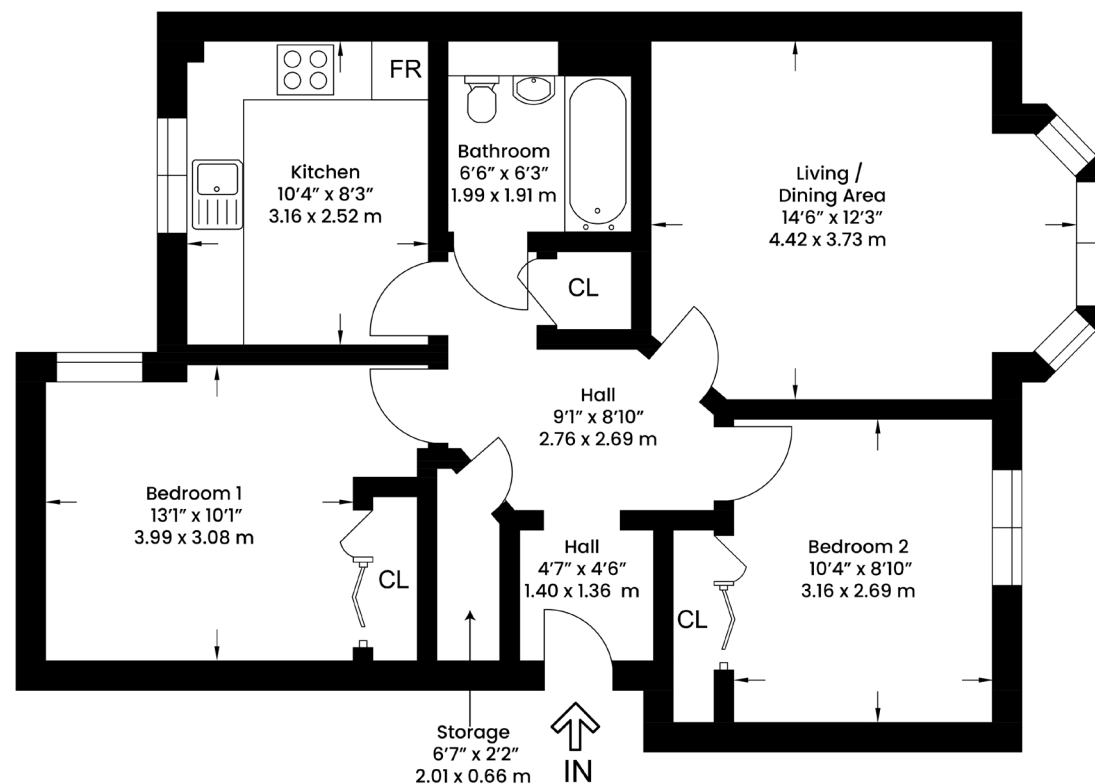
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for systems.

Features

- Entrance hall
- Lounge
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Communal garden grounds
- Residents parking
- EPC rating - C
- Council Tax Band – C
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

vistaBee 2026

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