

27/20 McGregor Pend

PRESTONPANS, EAST LoTHIAN, EH32 9FT



The property has been designed to maximise the natural available light to create a modern ambience



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McEwan Fraser is delighted to present this charming one-bedroom second-floor modern apartment to the market. Internally, the property has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary, neutral theme. This is an ideal starter home for a first-time buyer.

THE LIVING ROOM



The apartment is entered via a welcoming hall which provides access to all rooms and includes integrated storage space. Internal accommodation is focused on a bright and spacious bay fronted living room. The proportions on offer give plenty of flexibility for an incoming purchaser to create their ideal entertaining space.

THE KITCHEN



The separate kitchen boasts a good range of base and wall mounted units that give plenty of prep and storage space for the aspiring chef. Gas hob and electric oven are integrated and further space is provided for free-standing appliances.



The bedroom is a particularly generous double with integrated wardrobes. There is also ample space for a good range of further free standing bedroom furniture.

THE BEDROOM





Internal accommodation is completed by a spacious bathroom that boasts a white three-piece suite, partial tiling and shower over bath.

THE BATHROOM

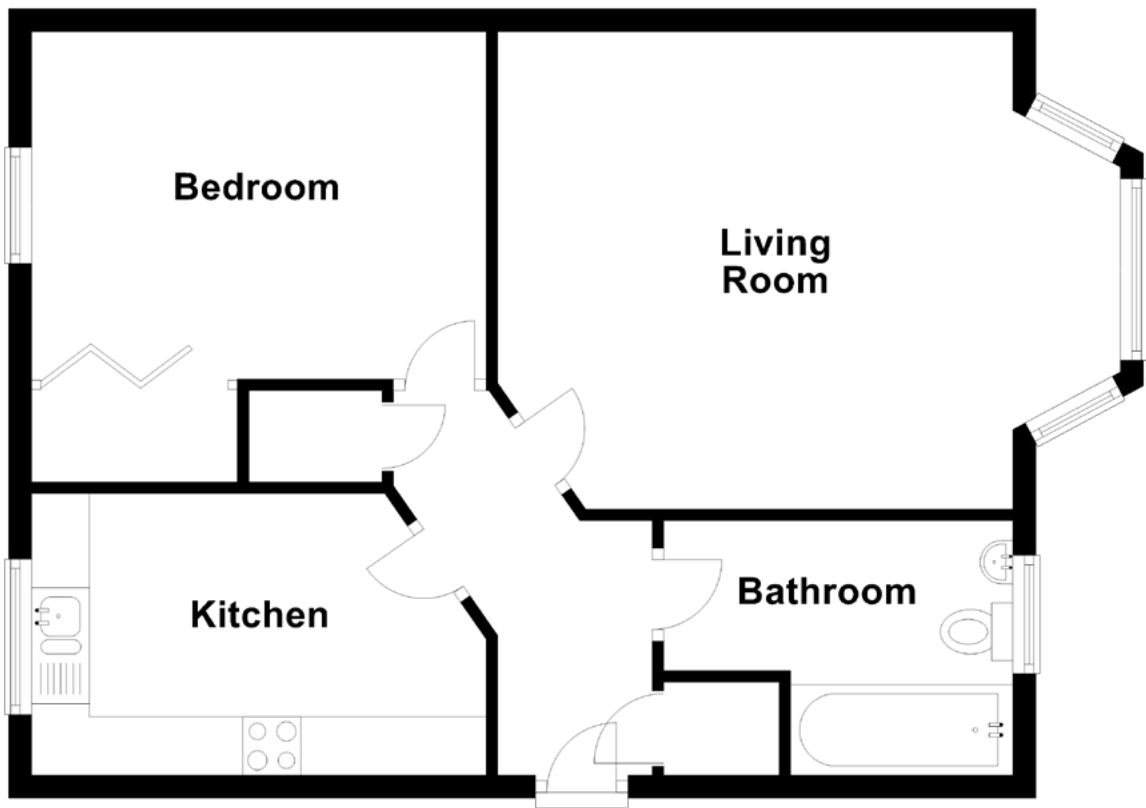


This property also benefits from full double-glazing, central heating and private parking while the wider development also provides a communal children's play area, maintained grounds and a secured entry system.

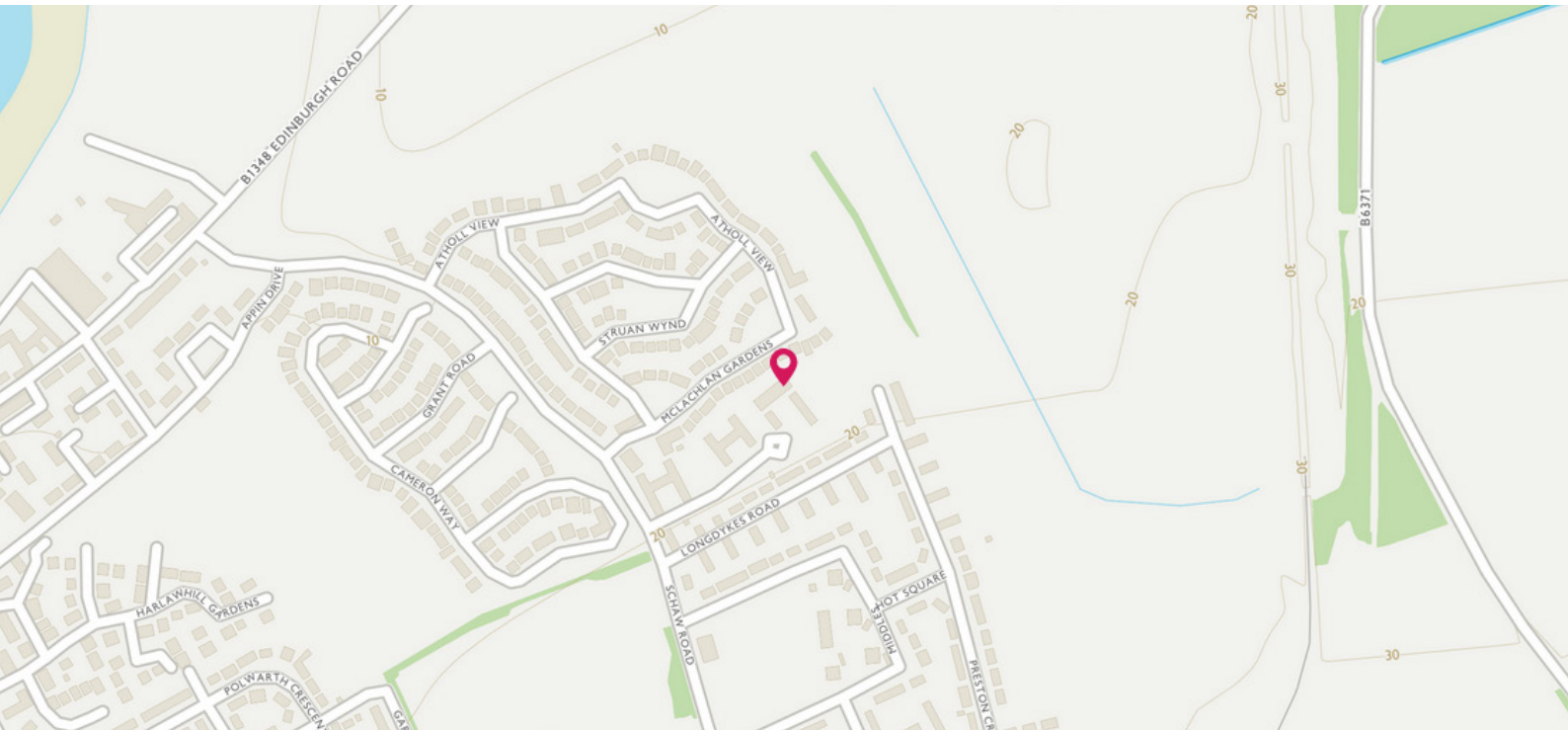
THE EXTERNAL & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom	3.92m (12'10") x 2.99m (9'10")
		Bathroom	3.01m (9'11") x 2.19m (7'2")
Living Room	5.37m (17'7") x 4.11m (13'6")	Gross internal floor area (m ²): 55m ² EPC Rating: C	
Kitchen	3.97m (13') x 2.42m (7'11")		



THE LOCATION

For those unfamiliar with the area, Prestonpans is a small town situated in the county of East Lothian on the banks of the River Forth.



Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city. The journey into Edinburgh will take approximately twenty minutes by car and there is, of course, an excellent bus service. There is also a direct train service to Waverley Station, a journey which will take roughly around twelve minutes.

Prestonpans offers a wide range of shops and facilities, including supermarkets which will provide every possible daily requirement, as well as all the usual banking, building society and Post Office services.



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