

# 27/24 McGregor Pend

PRESTONPANS, EAST LOTHIAN, EH32 9FT



*IMMACULATE TOP FLOOR FLAT  
WITH STUNNING SEA VIEWS*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Presented to the market in pristine condition, this superb two-bedroom top-floor flat at McGregor Pend offers stylish modern living with breathtaking views across the Firth of Forth. As you enter, the welcoming main hallway leads you to a bright and spacious living room, bathed in natural light from charming bay windows that perfectly frame the coastal outlook. This airy living space provides the ideal setting for both relaxing and entertaining.







Adjacent to the lounge is a contemporary kitchen, thoughtfully designed with a gas hob, oven, and space for a freestanding washing machine and fridge/freezer. With generous worktop space and ample storage, it's a highly functional area for home cooking.





The property boasts two well-proportioned double bedrooms, each featuring integrated wardrobes for convenient storage. The principal bedroom enjoys the finest views in the flat, offering a tranquil retreat to wake up to every morning.







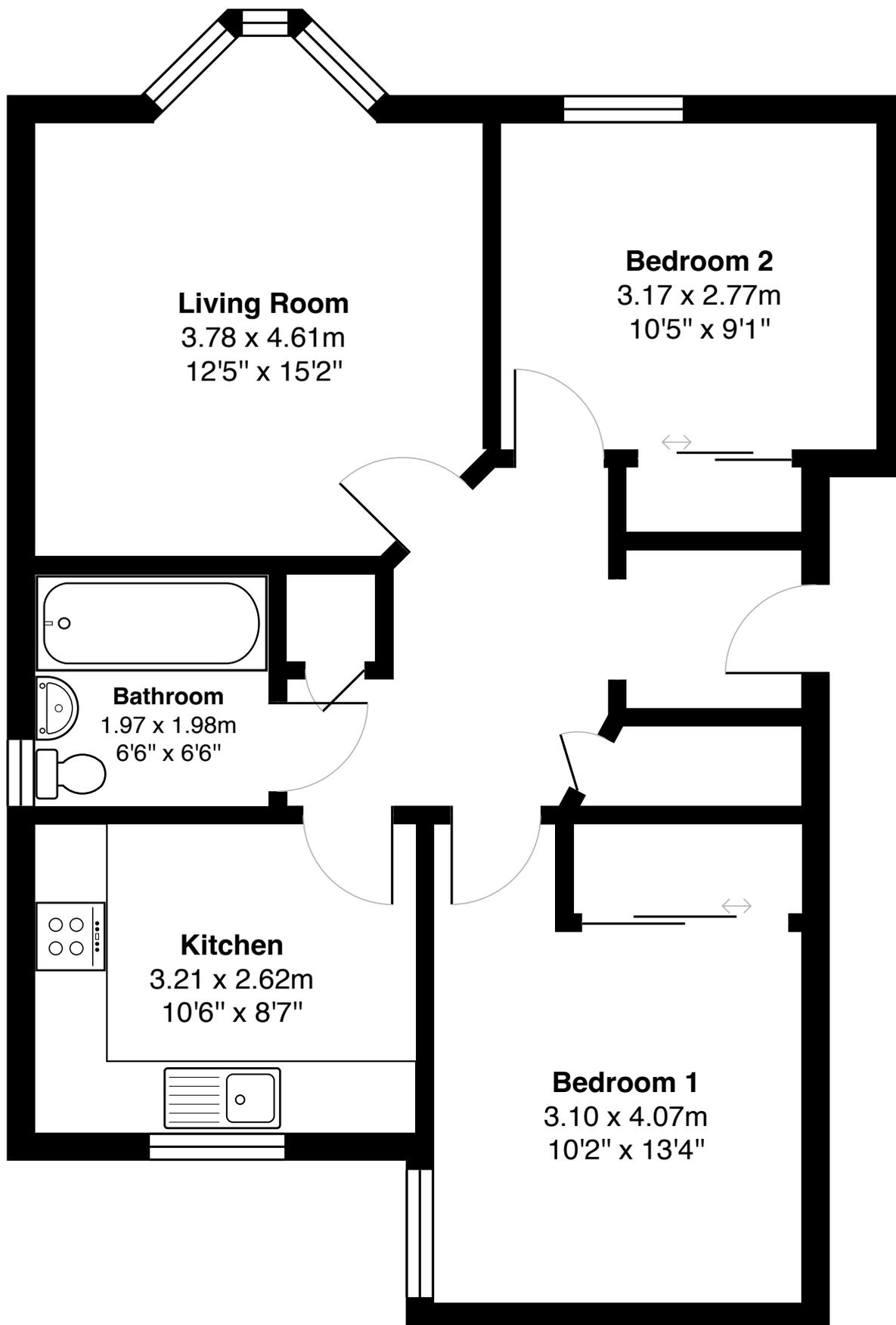
**Bedroom 2**





Completing the accommodation is a sleek and modern three-piece bathroom, designed with high-quality finishes for a clean, elegant feel.





Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>

EPC Rating: C

Externally, the property benefits from off-street residents' parking and well-maintained communal grounds, adding further appeal and convenience. This immaculate flat is a fantastic opportunity for first-time buyers, downsizers, or investors alike, combining excellent internal condition with stunning views and a great location close to local amenities and transport links. Early viewing is highly recommended.



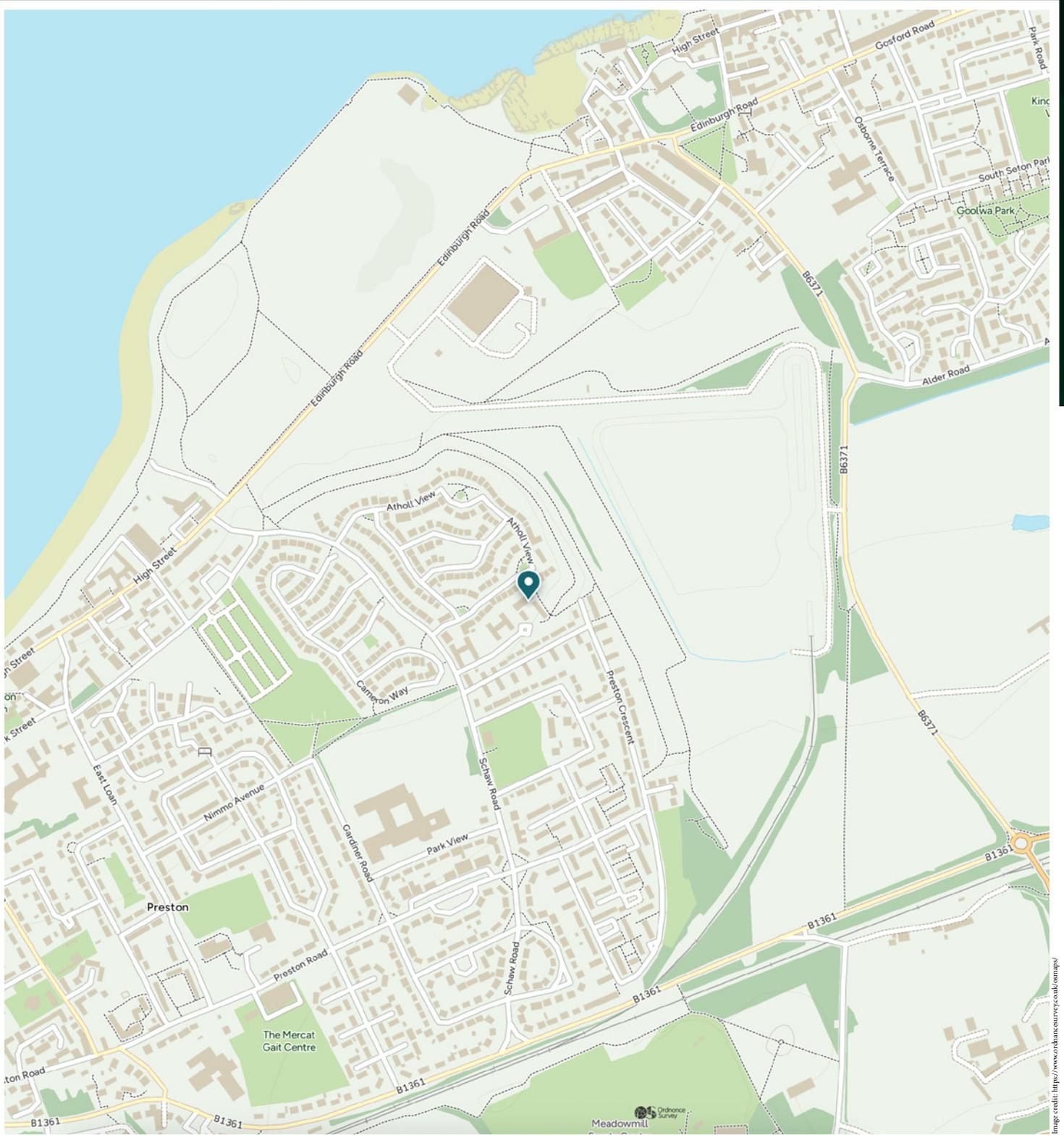


Prestonpans is a small town situated in the county of East Lothian on the banks of the River Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city, and is within easy commuting distance via the Musselburgh bypass.

The journey into Edinburgh will take approximately twenty minutes by car and there is of course, an excellent bus service every thirty minutes. There is also a good train service direct to the Waverley Station, a journey which will take about 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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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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