

18/6 McGregor Pend

PRESTONPANS, EAST LoTHIAN, EH32 9FS



Spacious two-bedroom first-floor apartment presented to the market in excellent condition



0131 524 9797



www.mcewanfraserlegal.co.uk

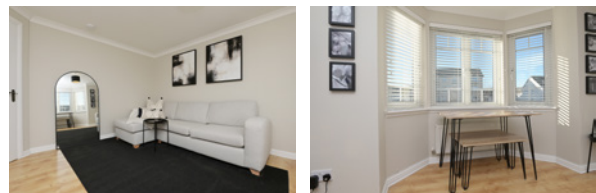


info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this spacious two-bedroom first-floor apartment to the market. The property is presented to the market in excellent condition and benefits from gas central heating, double glazing, a secure entry system, and residents parking. This would be an ideal first-time buy or sound buy to let investment.

THE LIVING ROOM



The accommodation is focused on a spacious bay-fronted living room which has excellent levels of natural light, neutral décor, laminate flooring, and plenty of space for a variety of different furniture arrangements. A new owner will have plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



A separate kitchen has a generous array of base and wall-mounted units with a mix of integrated and freestanding appliances.





There are two well-proportioned double bedrooms which both enjoy integrated wardrobes and space for supporting furniture. The accommodation is completed by the bathroom which is partially tiled and has a three-piece white suite with a shower over the bath.

Internal viewing is highly recommended!

THE BATHROOM



BEDROOM 1



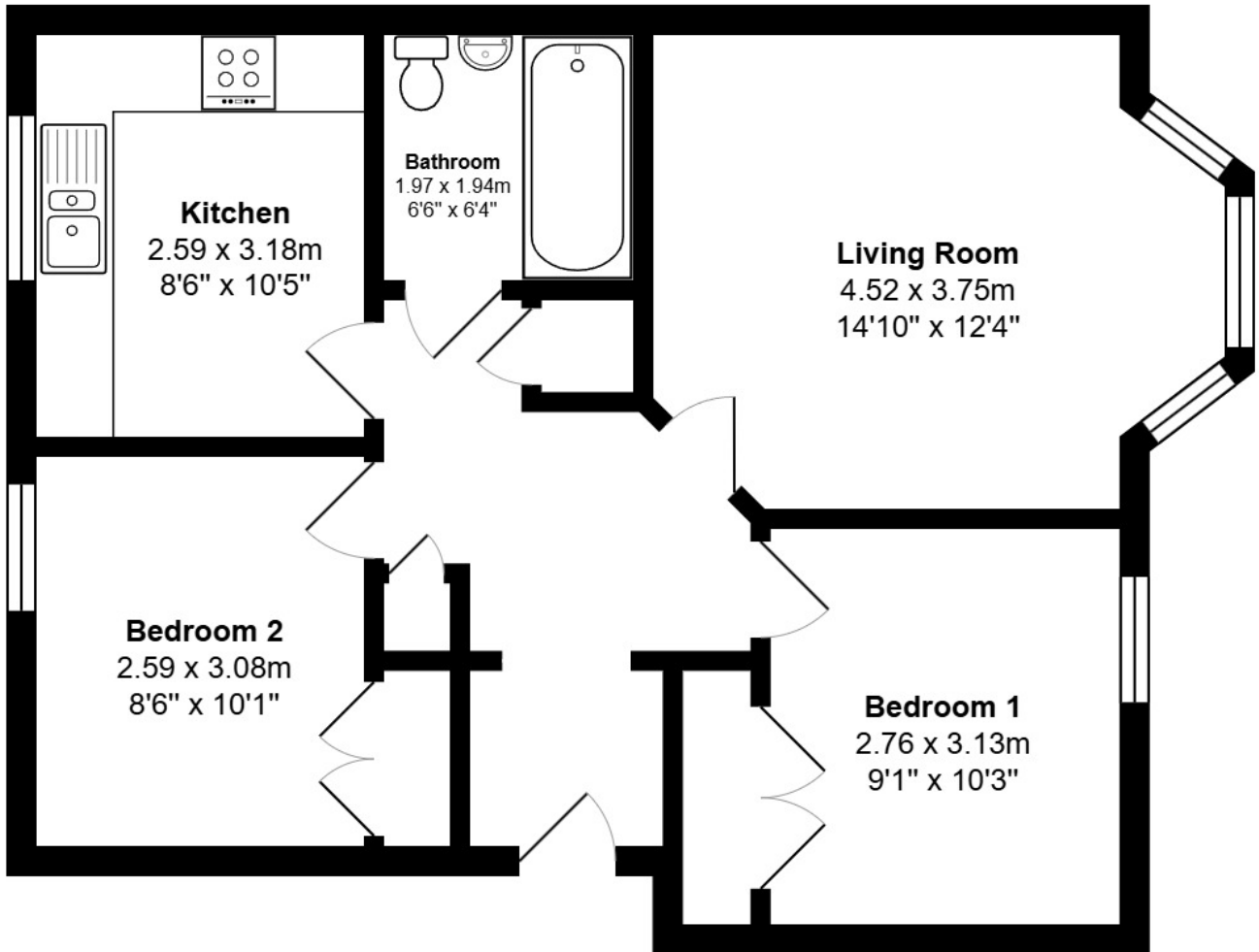
BEDROOM 2



EXTERNALS

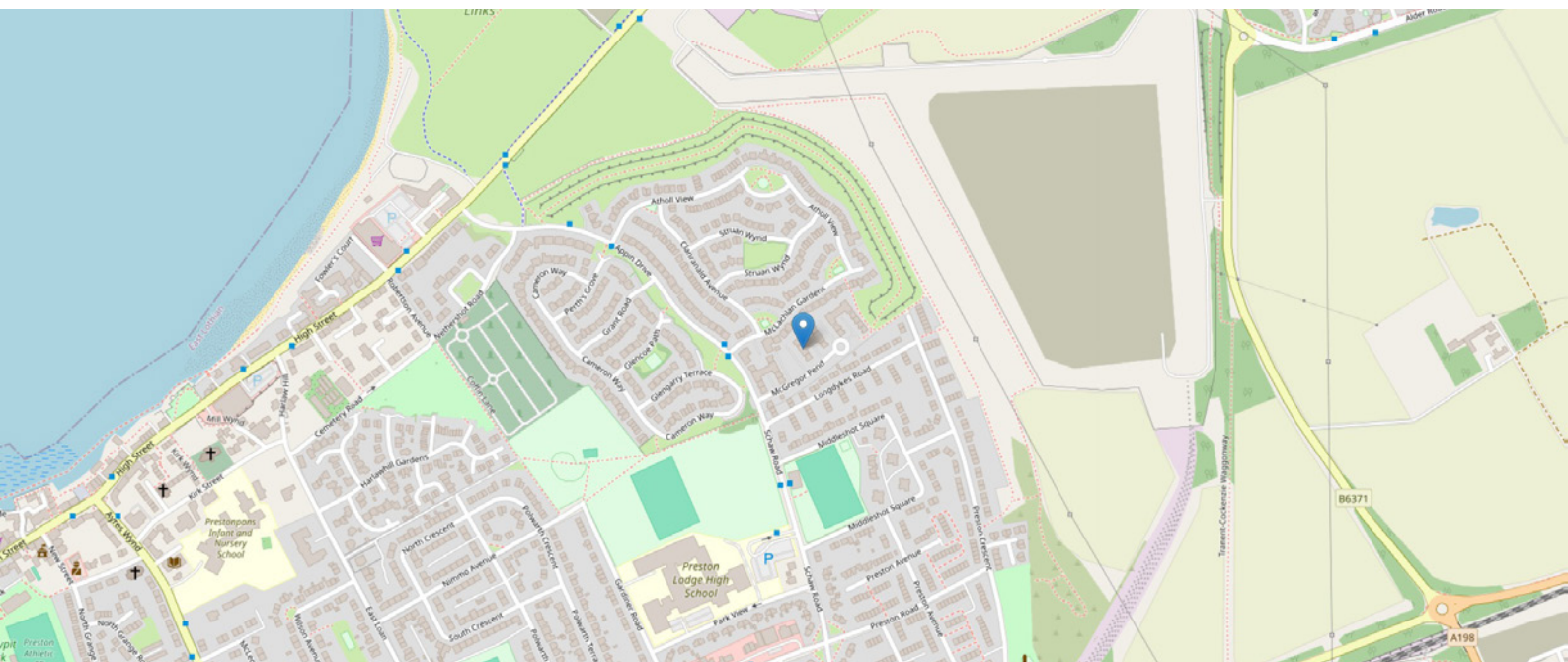


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 59m² | EPC Rating: C



THE LOCATION

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 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.