



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**18/13 McGregor Pend**

PRESTONPANS, EAST LOTHIAN, EH32 9FS



# 18/13 MCGREGOR PEND

PRESTONPANS, EH32 9FS

Prestonpans is a small town situated in the county of East Lothian on the coast of the Firth of 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 A1. The journey into Edinburgh will take approximately twenty minutes by car and there is, of course, an excellent bus service every thirty minutes (every fifteen mins approximately during rush hour). There is also a good train service direct to the Waverley Station from Prestonpans, a journey which will take about twelve minutes.

Prestonpans offers a wide range of shops and facilities, including a supermarket which will provide every possible daily requirement, as well as banking facilities and a health centre. In addition, there are the

local nursery, primary and secondary schools all in close proximity.

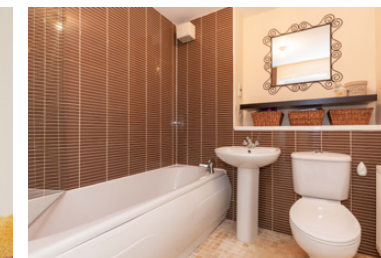
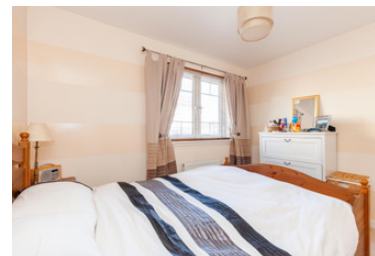
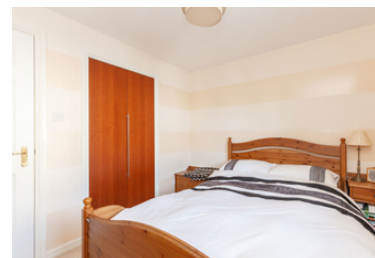
Situated in a modern development within easy reach of Edinburgh and the beautiful East Lothian coastline.

Internally the accommodation comprises spacious hallway, living room with feature bay window and hardwood flooring, modern kitchen with gas hob, two good sized bedrooms and a modern three piece family bathroom with shower over the bath.

It is also worth noting the property is extremely efficient with a gas central heating system and double glazed window units.

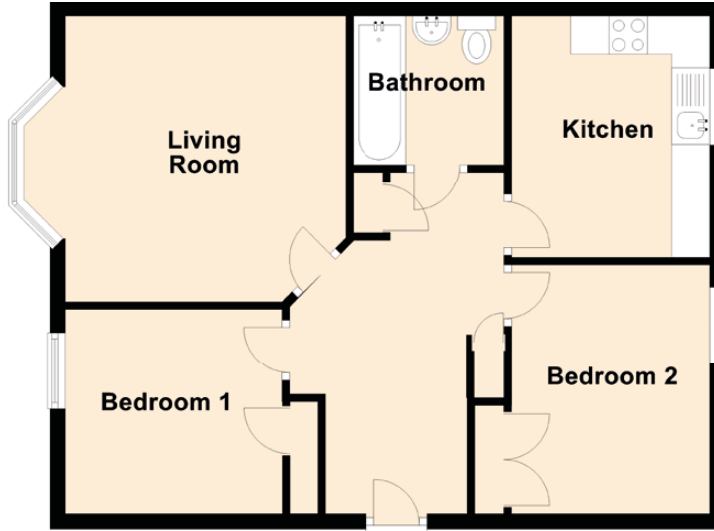
This property has access to a private residents car park.

Early viewing is advisable as this property is expected to be popular with a variety of buyers.



# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



## Approximate Dimensions

(Taken from the widest point)

Living Room 3.75m (12'4") x 3.67m (12')

Kitchen 3.17m (10'5") x 2.60m (8'6")

Bedroom 1 3.14m (10'4") x 2.76m (9'1")

Bedroom 2 3.09m (10'2") x 2.59m (8'6")

Bathroom 1.99m (6'6") x 1.95m (6'5")

Gross internal floor area (m<sup>2</sup>) : 55m<sup>2</sup> // EPC Rating : C

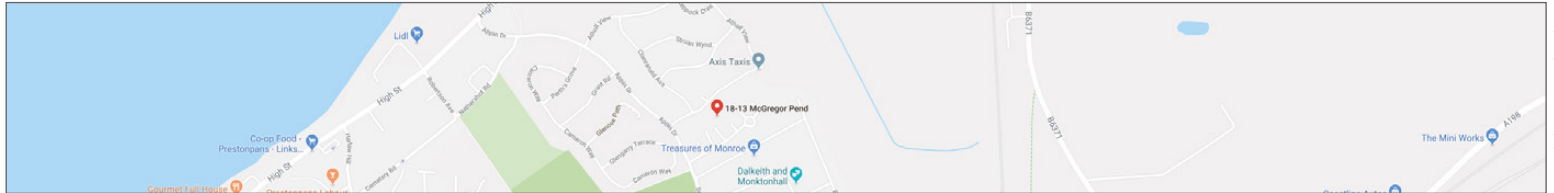


Image credit: <https://www.google.co.uk/maps>



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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**JUDY SHIELDS**  
Surveyor



Professional photography  
**ROSS MCBRIDE**  
Photographer



Layout graphics and design  
**HAYLEY MATEAR**  
Designer