



7/21 McGregor Pend
Prestonpans, East Lothian, EH32 9FS.

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Entrance vestibule.
- Reception hall with excellent storage.
- Attractive bay windowed living room with space for table & chairs.
- Open outlook to front.
- Modern fitted kitchen with integrated appliances.
- Good sized double bedroom with storage.
- Further double bedroom with fitted storage.
- Fully tiled contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- A smart meter and Hive thermostat installed.
- Well maintained communal grounds.
- Ample residents parking.



GENERAL DESCRIPTION

A well presented second floor flat part of an established modern development in the popular coastal town of Prestonpans in East Lothian. There is a range of local amenities close at hand and the property is an ideal commuter base with its close proximity to the A1 and the benefit of a local train station. The property would make an ideal purchase for a first time buyer or young couple.

FACTORING NOTE:

The development is factored by Ross & Liddell at the approximate charge of £75 per calendar month. This includes the maintenance of all the communal areas and the blocks buildings insurance. There is an additional £250 per annum paid to Green Belt for further common grounds in the area.

COUNCIL TAX BAND

C.

TRAIN STATION

APPROXIMATELY 1 MILE TO PRESTONPANS TRAIN STATION.

AIRPORT

APPROXIMATELY 22 MILES TO EDINBURGH AIRPORT.

BUSES

WITHIN 200 METRES.

LOCATION

The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Prestonpans has its own railway station taking you into the City in around 15 minutes.

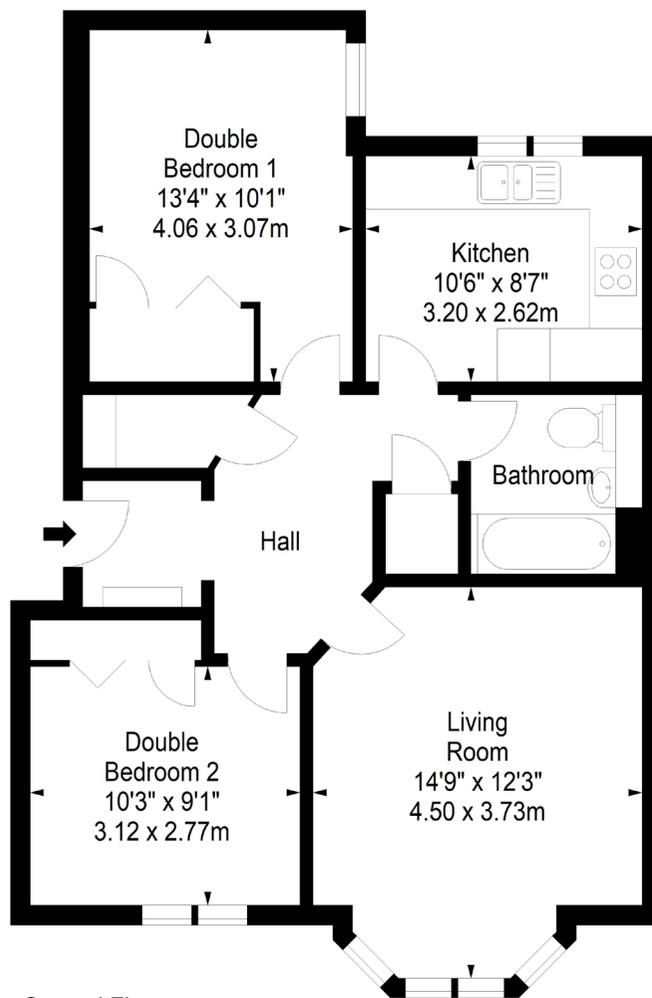
EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE.

**McGregor Pend,
Prestonpans,
East Lothian, EH32 9FS**



Approx. Gross Internal Area
684 Sq Ft - 63.54 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING B**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.