NEILSONS

Solicitors & Estate Agents

Fixed Price

**£170,000**

# 33 McGregor Pend

## Prestonpans | East Lothian | EH32 9FT

An excellent opportunity has arisen to acquire this superb upper villa situated in a modern and quiet development in Prestonpans. Close to good local amenities and commuting links, this property makes for an ideal purchase for first-time and professionals alike.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Residents Parking
- Communal Grounds
- EPC Rating – C
- Council Tax Band - C

## Description

The accommodation comprises a welcoming entrance vestibule with useful storage and a staircase leading to the upper floor, a bright and spacious reception room, and a stylish fitted kitchen with a range of modern base and wall-mounted units. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes, and a contemporary shower room, recently upgraded to a high standard.

Further benefits include gas central heating, double glazing, and a floored attic accessed via a Ramsay ladder, providing excellent additional storage space.

## Extras

All fitted floor coverings will be included in the sale together with the hob, oven and dishwasher.

## Parking & Factor

The development is set within well-maintained communal grounds and is professionally managed by Ross & Liddell for an approximate monthly fee of £53. This covers the maintenance of the communal areas and the block buildings insurance. Residents' parking is available to the front of the property for added convenience.

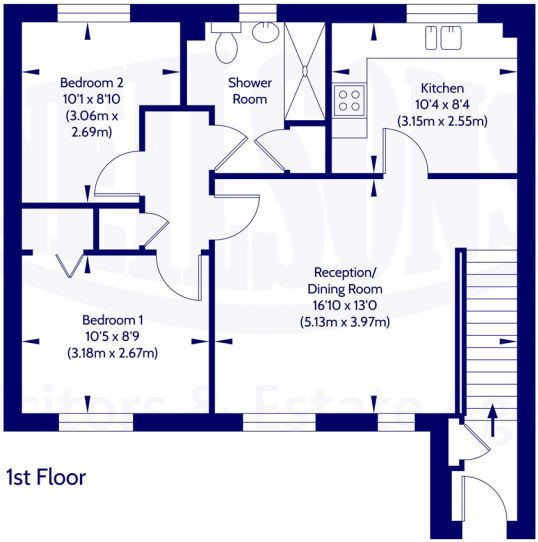
## Viewing

By appointment through Neilsons (0131 625 2222).

## Location

McGregor Pend forms part of an established modern development forming part of the small coastal town of Prestonpans, located approximately 10.7 miles via the A1 from Edinburgh therefore offering the commuter easy access to the City Centre and surrounding towns and villages. There is also a railway station at Prestonpans together with excellent bus services. Excellent local day to day amenities include Co-op, Scotmid & Lidl supermarkets. Nearby Musselburgh provides a good choice of sporting and recreational facilities including two sporting facilities, one of which has a swimming pool, two golf courses and the famous race course. Prestonpans offers schooling from nursery to senior level and many beautiful coastal walk/ cycle paths.

Approx. Gross Internal Floor Area 58 Sq M / 621 Sq Ft.




1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

**Scan the QR code or click here for the virtual 360 tour, floor plan and further information.**

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**For helpful, friendly, personal advice, get in touch.**


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