



PRESTONPANS
9 MCGREGOR PEND

OFFERS AROUND £89,000

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**VIEWINGS:
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**UPPER COTTAGE FLAT SET IN
MODERN DEVELOPMENT
IDEAL POSITION, CLOSE TO
TOWN, BYPASS AND COAST**

**ENTRANCE VESTIBULE
INTERNAL STAIRS
LOUNGE/DINING ROOM
KITCHEN/BREAKFAST ROOM
INNER HALL
2 DOUBLE BEDROOMS
BATHROOM
FLOORED ATTIC
GAS CENTRAL HEATING
DOUBLE GLAZING
AMPLE COURTYARD PARKING**

General Description

Prestonpans is a popular coastal town as it is only a few minutes away from the city bypass and is ideally placed for those commuting into Edinburgh by car, by regular bus service or by train from the local railway station. The town has a good shopping centre, primary and secondary schooling and within the immediate area there is a wide range of leisure and recreational facilities including the sports facilities and indoor bowling centre of Meadowmill. The town is also well placed for easy access to East Lothian's beautiful countryside and fine coastline.

McGregor Pend forms part of a modern and attractive residential development built by Persimmons Homes. No. 9 is an upper cottage flat with main door entrance in the stylish "Finglas"



design, which offers spacious and comfortable living accommodation. It is also an easily and economically run home with full gas central heating and double glazing and there are ample power outlets, TV and telephone connection points throughout. Outside there are large parking courtyards to the front and back, which provide ample residents parking facilities.

IMPORTANT NOTE

The property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

The Home Report valuation for this property is £110,000. Details of the Home Report can be accessed at-

<http://www.packdetails.com/notify.htm?sr=hp207061&pc=EH329FS>
or through GSB Properties website

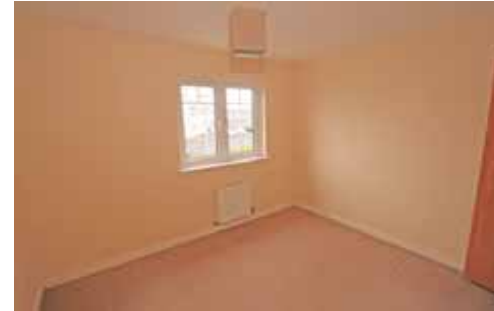
Accommodation

ENTRANCE VESTIBULE

A double glazed front door leads into a vestibule at ground floor level and an internal staircase leads up to the living room.

LOUNGE/DINING ROOM

5.20m x 4.0m (16'11" x 13'1")
A well proportioned bright room with two windows to the front. Coving to the ceiling and both telephone and television points.



KITCHEN/BREAKFAST ROOM

3.16m x 2.40m (10'4" x 8'0")
The kitchen is fitted with modern base and wall mounted units and co-ordinated worktops and splash backs. 1 1/2 bowl stainless steel sink. West facing window, breakfast bar.

INNER HALLWAY

2.35m x 1.10m (7'9" x 3'2")
Just off the lounge and giving access to the bedrooms and bathroom. Built-in storage cupboard. Hatch to floored attic.

BEDROOM 1 3.25m x 2.70m (10'7" x 8'9")

Double bedroom with a window to the front of the property and with a large built-in fitted wardrobe. Telephone and television points.

BEDROOM 2 3.10m x 2.06m (10'2" x 6'9")

Smaller double bedroom to the rear of the building and with a wardrobe recess.

BATHROOM 3.10m x 2.06 (8'5" x 7'10") overall
Fitted with a white suite with a shower and screen over the bath and full tiling around. Airing cupboard. Shaver point, useful wall cabinet and large wall mirror.

ATTIC

Floored attic providing superb additional storage.

COUNCIL TAX BAND: C



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

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