



65 Doctor Gracie Drive
PRESTONPANS | EAST LoTHIAN | EH32 9GQ


warners
solicitors & estate agents



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Nestled in a modern, manicured development in the heart of coastal Prestonpans, moments from excellent amenities, quick car and rail links and the vast open East Lothian countryside is this spacious end terrace house. Boasting a garage and an allocated parking space, a large private rear garden, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright dual aspect lounge with abundant living space, doors to the rear garden and ample storage, a contemporary kitchen with attractive units and downstairs is completed by a useful W/C compartment. Following up a carpeted staircase the upper level enjoys three well-proportioned bedrooms (two with built-in storage) and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed, secluded rear garden is mainly laid to lawn with a paved section ideal for al fresco dining.

- End terrace house with garage and allocated parking
- Quiet, modern development close to train station
- Welcoming hallway with W/C and good storage
- Bright dual aspect lounge and contemporary kitchen
- Three well-proportioned bedrooms and bathroom
- Gas central heating and double glazing

Energy Rating C, Council Tax D

Factor payable to Ross & Liddel 60 St Enoch Square Glasgow G1 4AW.
approx. £250.00 per annum. Float payable is approx. £50.00

All fixtures, fittings, kitchen appliances, bathroom cabinet and mirror are included in the sale.

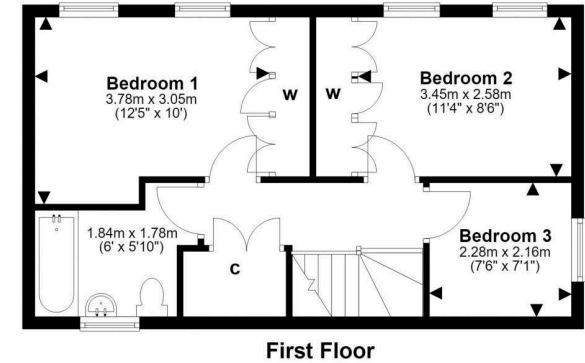
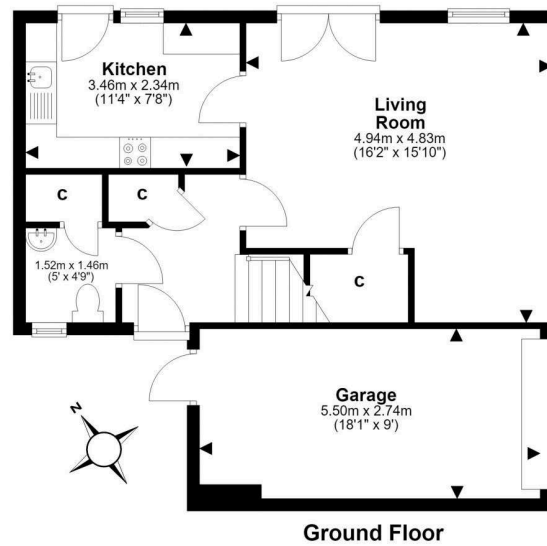
Some items of furniture may be available through separate negotiation.

PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.



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 just 14 minutes.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.