



GILSON GRAY

LAW • PROPERTY • FINANCE

21 DOCTOR GRACIE DRIVE

Prestonpans, East Lothian, EH32 9GQ



Set within a leafy modern development in the small seaside town of Prestonpans, this appealing detached house promises three storeys of spacious, attractively presented interiors. Featured are a living room, a dining kitchen with garden access, three double bedrooms with storage, a single bedroom, two en-suite shower rooms, a family bathroom, and a ground-floor WC/laundry. The perfect family home is completed by a securely enclosed south-facing garden, a private driveway, and an attached garage.

Extras: All fitted floor and window coverings and light fittings are included.



FEATURES

- Well-connected seaside town
- Modern three-storey detached house with stylish décor
- Entrance hall with storage
- Spacious living room
- Bright dining kitchen with garden access
- Generous principal suite with storage and shower room
- Two further double bedrooms with storage (one with en-suite shower room)
- One single bedroom
- Family bathroom with shower-over-bath
- Ground-floor WC/laundry
- Enclosed south-facing garden
- Private driveway
- Attached single garage
- Gas central heating and double glazing







"A DELIGHTFUL COASTAL TOWN WITH SCHOOLS, SHOPS, A BEACH, AND SUPERB BUS, RAIL, AND ROAD LINKS TO THE CAPITAL."





EPC RATING:

B

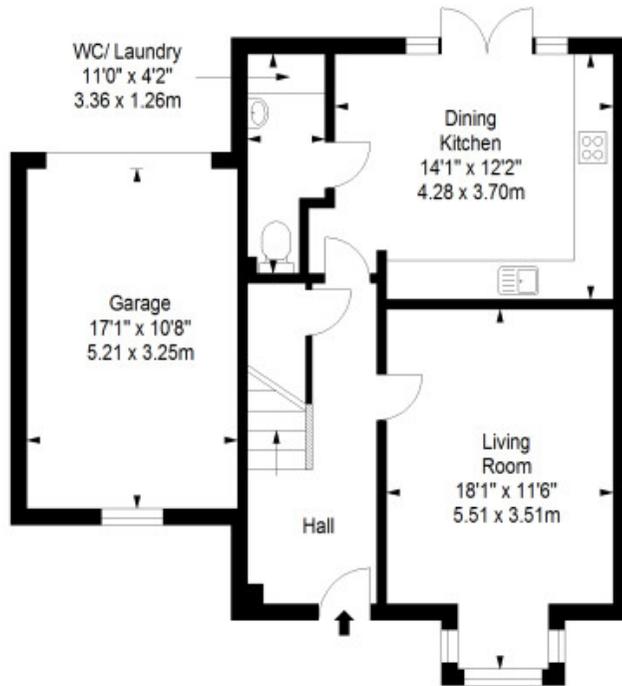
COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

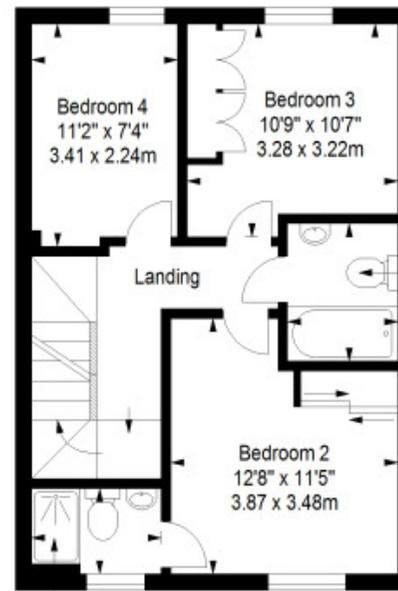
Ground Floor

Approx. 66.5 sq. metres (715.8 sq. feet)



First Floor

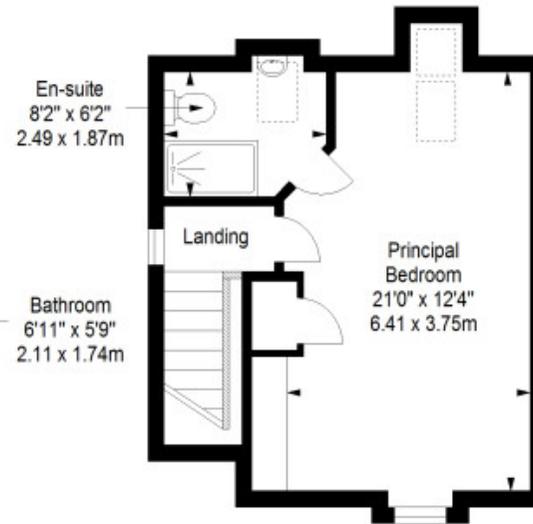
Approx. 47.4 sq. metres (510.2 sq. feet)



En-suite
6'7" x 4'6"
2.00 x 1.36m

Second Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



Total area: approx. 150.2 sq. metres (1616.7 sq. feet)



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