



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**49 DOCTOR GRACIE DRIVE**

Prestonpans, East Lothian, EH32 9GQ



Well-presented with attractive, modern interiors, this three-bedroom, two-bathroom mid-terraced house forms part of a modern development in Prestonpans. The home is ideally proportioned for smaller families, professionals, couples, and rental investors, and it further benefits from easy access to the amenities Prestonpans has to offer, such as a supermarket, high street stores, and independent retailers, primary and secondary schooling, transport links (including a train station), and open spaces including parks and the coastline. Extras: Integrated kitchen appliances comprising an oven, hob, and extractor hood will be included in the sale, as well as a freestanding fridge/freezer and dishwasher. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Mid-terraced house in Prestonpans
- Part of a modern development
- Entrance hallway with built-in storage
- Spacious living/dining room with southwest-facing French doors onto garden
- Attractive, modern kitchen
- Three bedrooms, one with excellent built-in storage
- Ground-floor shower room
- First-floor bathroom with shower-over-bath
- Landscaped rear garden
- Two allocated parking bays



"THIS THREE-BEDROOM HOUSE IS WELL-PRESENTED WITH ATTRACTIVE, MODERN INTERIORS AND TASTEFUL DÉCOR."



EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 01620 893 481



GILSONGRAY.CO.UK

### EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



### GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



### EAST LoTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



### DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000

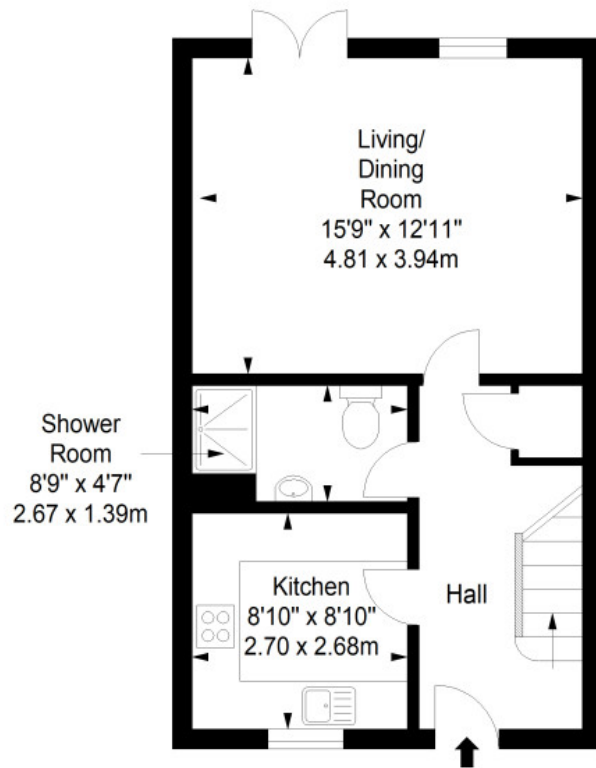


### BORDERS

01890 880 008

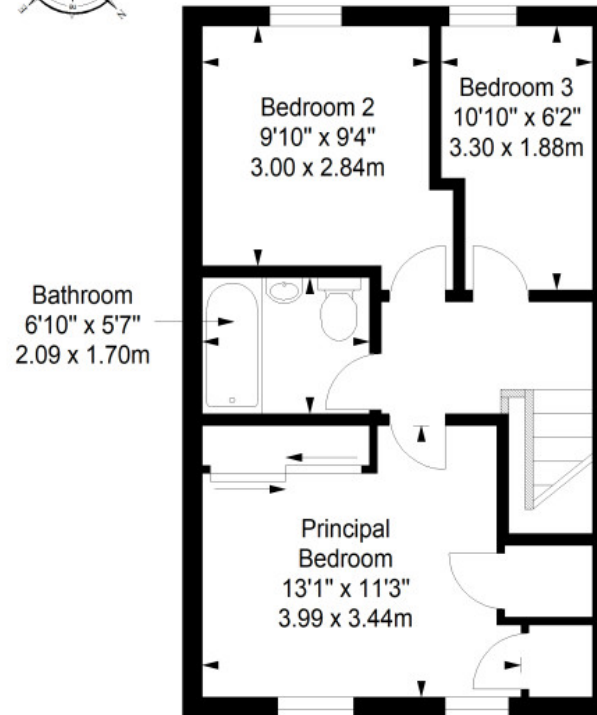
#### Ground Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



#### First Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



Total area: approx. 82.4 sq. metres (887.0 sq. feet)



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.