



**52 Doctor Gracie Drive**  
Prestonpans, EH32 9GQ

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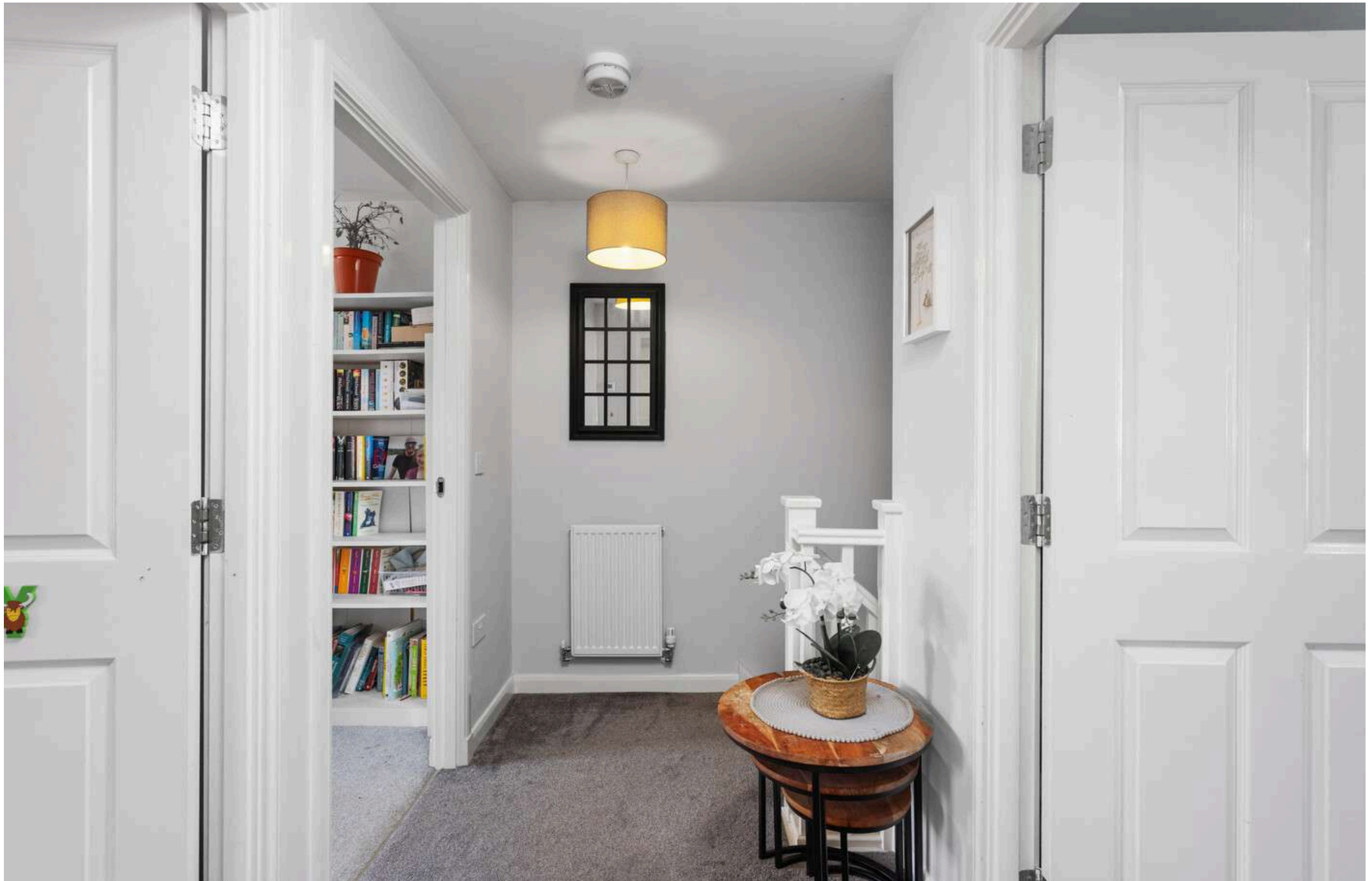
# "Doctor Gracie Drive is a charming three-bedroom terraced villa situated in a highly sought-after residential development"

- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- DOWNSTAIRS SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE PARKING
- FRONT & REAR GARDENS





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### LOCATION

Prestonpans is a historic and popular coastal town, situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. It is an extremely convenient commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass. There are a number of local shops including Lidl and Scotmid supermarkets, bars and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinnaird Retail Park, Newcraighall, which offers a selection of High Street shops and superstores.

A variety of leisure facilities are available in the area including Prestonpans swimming pool, sports clubs including rugby, football, hockey and cricket, two outdoor bowling clubs and an indoor bowling at Meadowmill Sports Centre. The Royal Musselburgh Golf Club is situated in the town. Prestonpans has its own railway station.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



### DESCRIPTION

Doctor Gracie Drive is a charming three-bedroom terraced villa situated in a highly sought-after residential development in Prestonpans. Presented to the market in excellent condition, this property makes for an ideal family home. The accommodation includes: an entrance hall with under-stair storage; a spacious living and dining room with French doors opening onto the enclosed rear garden; modern fitted kitchen with base and wall-mounted units, featuring inset LED lighting, wooden worktops, gas hob, hood, and oven and additionally, there is a WC on the ground floor. A carpeted staircase leads to the upper level, where you'll find the front-facing main double bedroom 1 with built-in wardrobes; double bedroom 2; single bedroom 3 and a family bathroom with a white three-piece suite with shower over bath. Externally, the property offers a small front garden laid to lawn, and an enclosed southeast-facing rear garden with a patio, perfect for summer dining and entertaining. Additional features include gas central heating, double glazing, and a private allocated parking space at the rear.

### EPC RATING

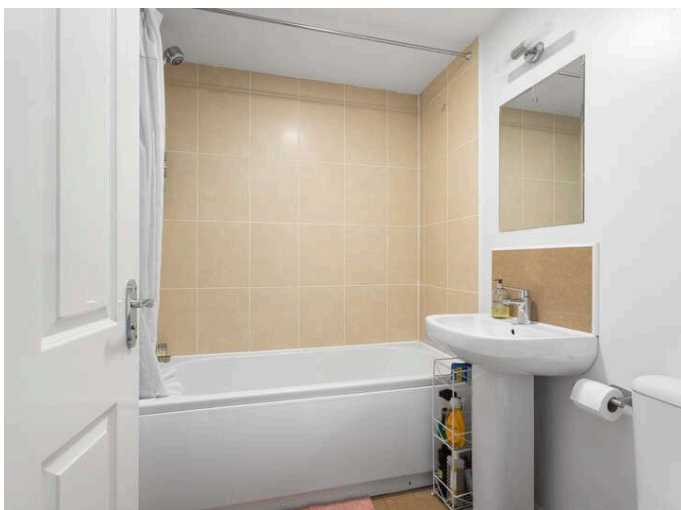
The energy efficiency rating for this property is band C



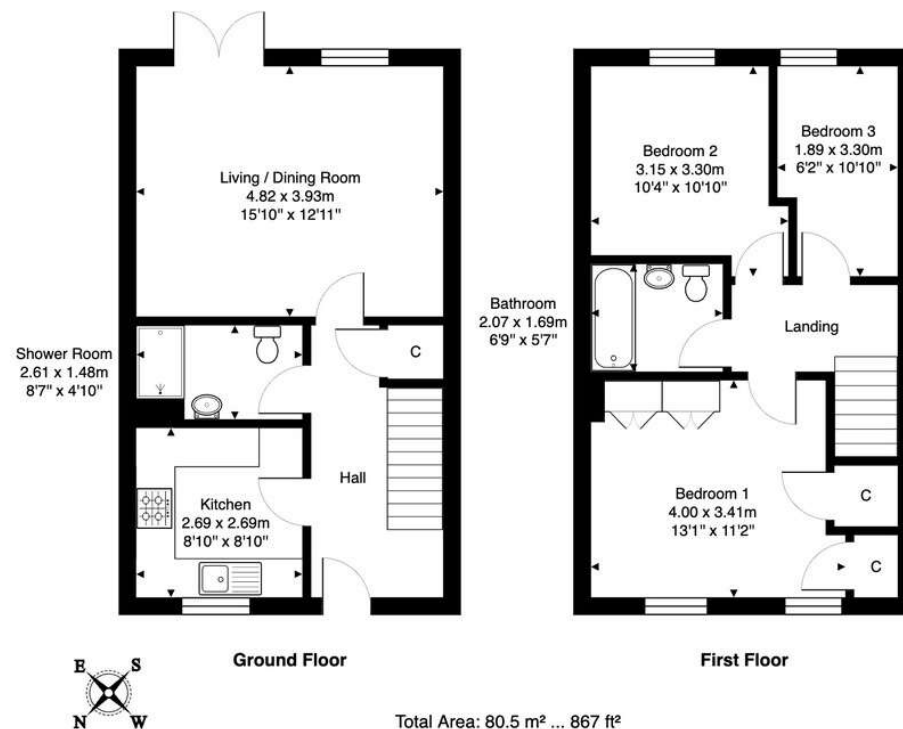


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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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