



10 GABRIEL COURT

Prestonpans, East Lothian, EH32 9FY



1

Public Room



3

Bedrooms



2

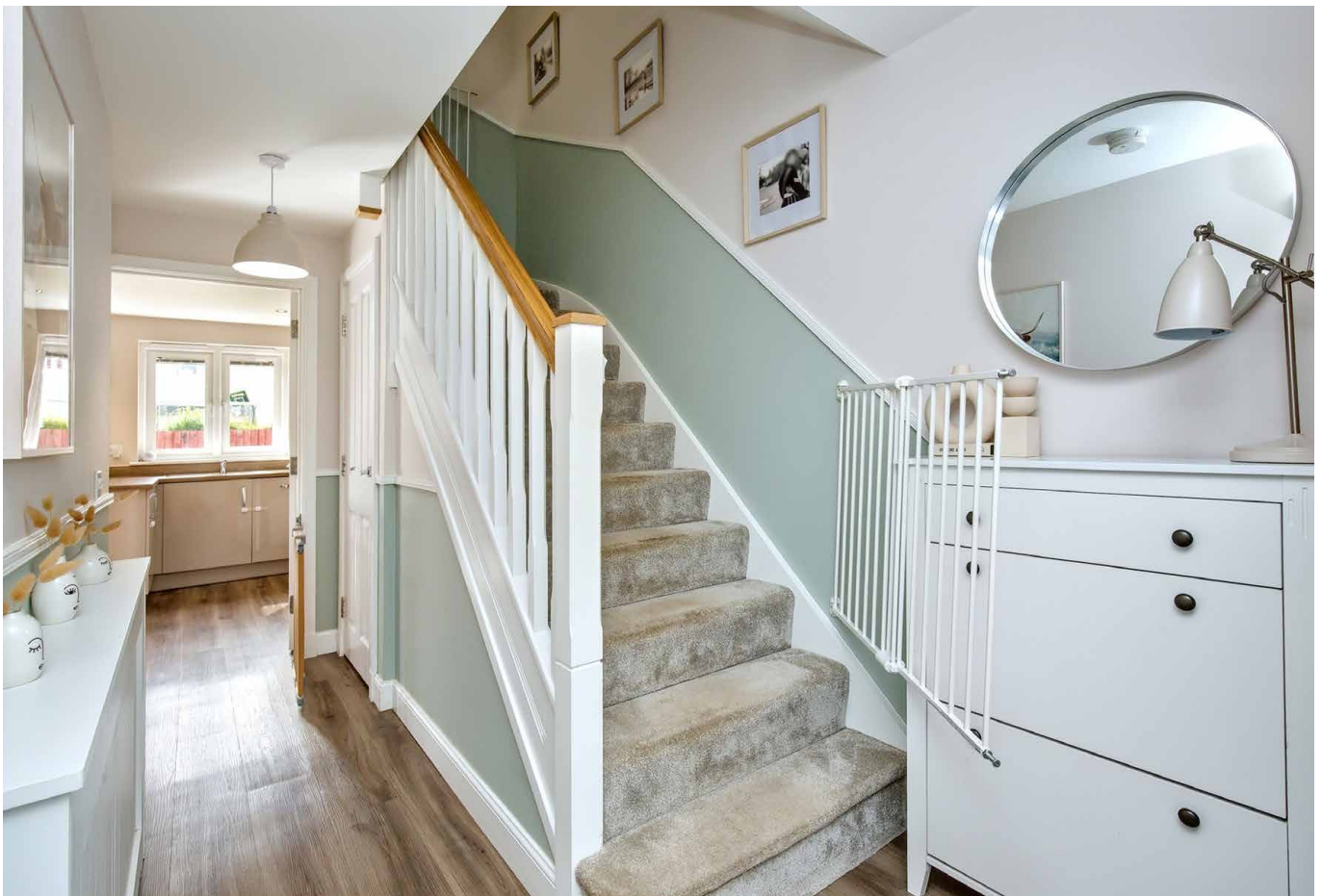
Bathroom



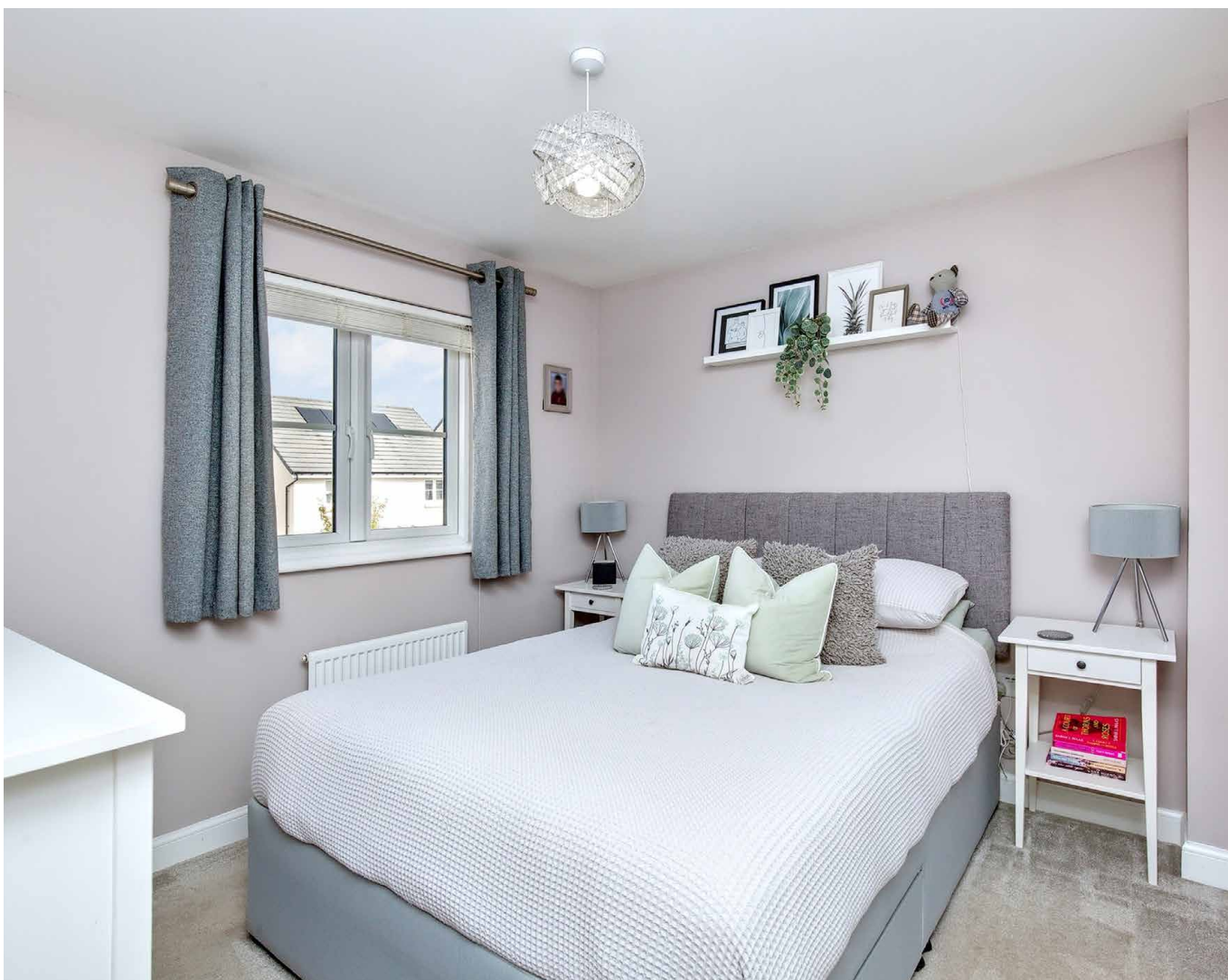
10 GABRIEL COURT

This modern semi-detached house is an attractive three-bedroom home that enjoys a stylish, contemporary décor throughout – the ideal aesthetic for a wide range of buyers. The residence offers spacious accommodation, including a generous living room, a dining kitchen with a sunny aspect, and a family bathroom with an overhead shower, as well as an en-suite shower room. Additionally, there is built-in storage and a guest WC. Outside, the property benefits from a suntrap rear garden with outdoor seating space and a private driveway parking.

Furthermore, the property is situated within a popular modern development in coastal Prestonpans. It offers easy access to excellent amenities, shops, supermarkets, restaurants, schools, scenic outdoor spaces, the beach, and bus/rail links.







B

**EPC
RATING**

E

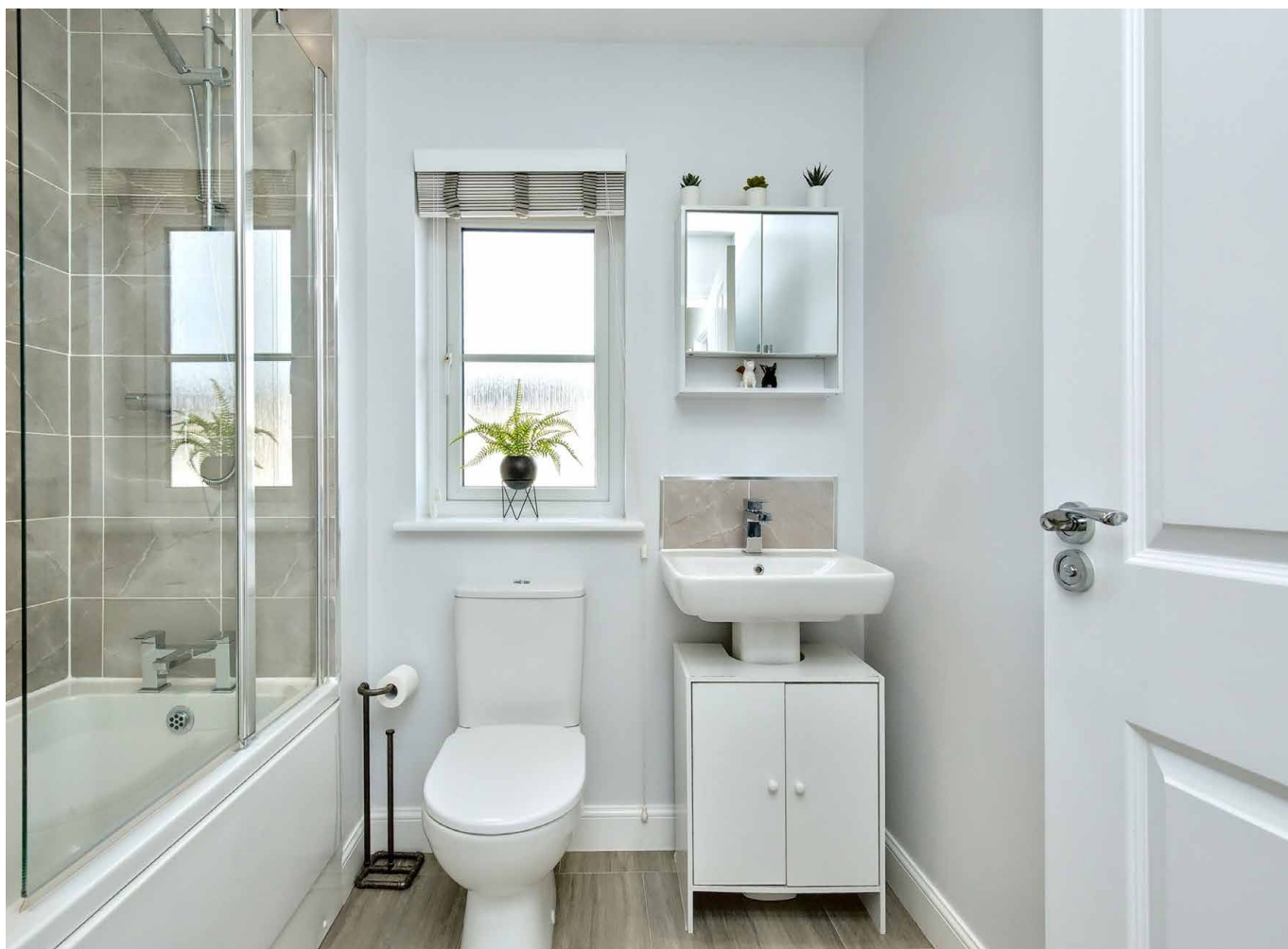
**COUNCIL
TAX BAND**

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Semi-detached house in Prestonpans
- Part of a modern development
- Entrance hall with built-in storage and a WC
- Spacious living room
- Well-appointed dining kitchen with garden access
- Landing with storage
- Main bedroom with a wardrobe and en-suite
- Two more sunny bedrooms (one with a wardrobe)
- Modern family bathroom
- Private rear garden
- Private driveway parking







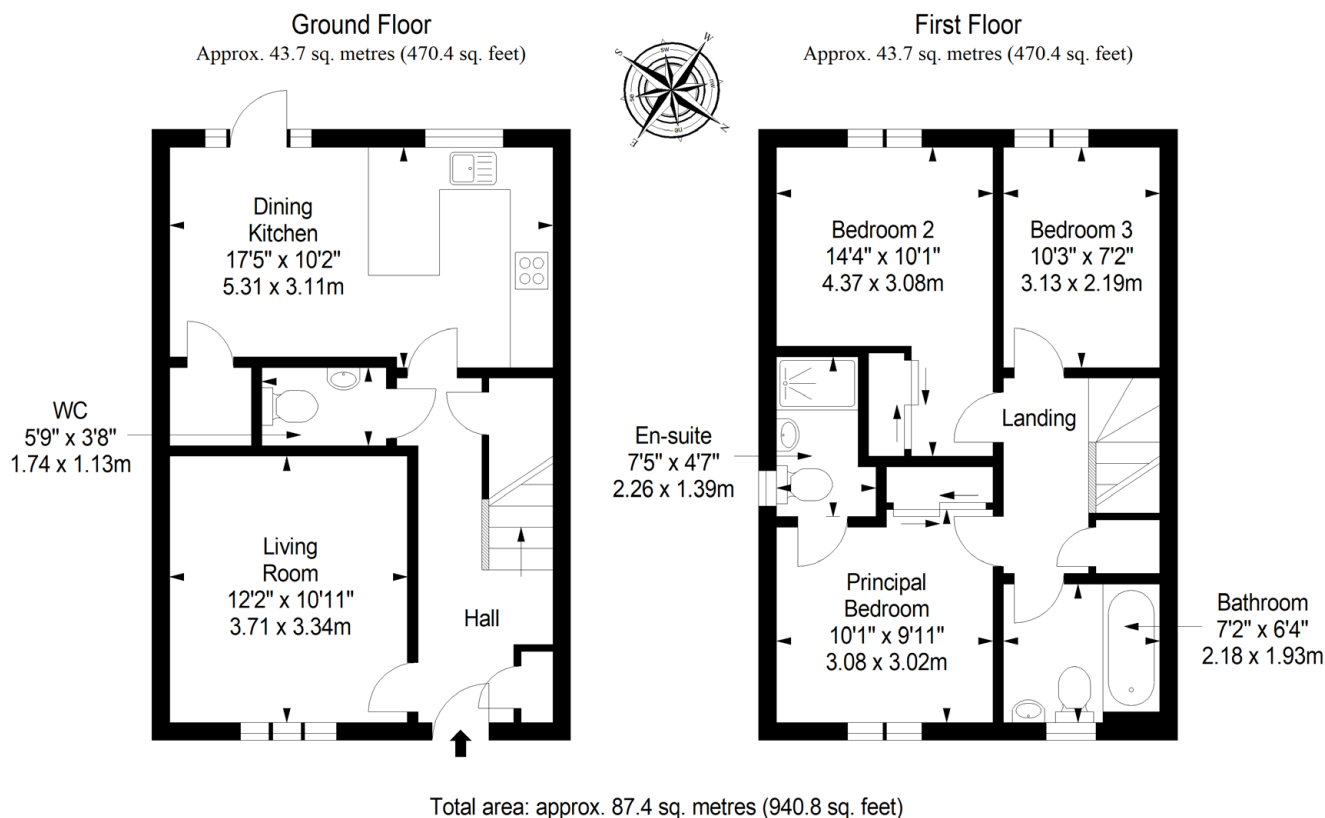
Extras: All integrated kitchen appliances are included in the sale, with other items available by negotiation. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Ross & Liddell at an approximate monthly cost of £12.



PRESTONPANS, EAST LOTHIAN

Situated on the rugged East Lothian coast is Prestonpans – a thriving town that has seen considerable development in recent years. There are lovely shore walks, public parks, and open countryside to enjoy – ideal places to escape the hustle and bustle. With Prestonpans train station, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car via the A1. Prestonpans offers a good selection of amenities and shops, while nearby Fort Kinnaird Retail Park provides more extensive shopping outlets. The town is served by two primary schools and one secondary school, while Loretto School in Musselburgh offers private education at both primary and secondary level. The surrounding area benefits from a range of fitness and outdoor pursuits, including The Mercat Gait Centre – a sports centre featuring an Olympic-sized swimming pool, sauna, steam room, hydrotherapy pool, gym, and dance studio. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club are all on your doorstep too.



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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.