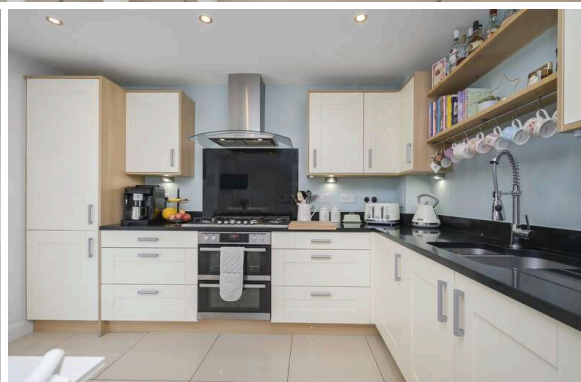




32 Doctor Gracie Drive
PRESTONPANS | EH32 9GQ


warners
solicitors & estate agents





32 Doctor Gracie Drive

PRESTONPANS | EH32 9GQ

Set on a quiet, leafy cul-de-sac in the popular East Lothian coastal town of Prestonpans is this immaculately presented five bedroom detached house with private front driveway and garage and private rear garden. The property, offered to the market in move in condition would make an ideal family home in a highly sought-after location.

The accommodation is set over three floors, the ground floor comprises welcoming entrance hallway, bright and spacious kitchen/dining with patio doors out to the rear garden, the fully fitted kitchen currently has a double oven, 5 gas ring hob, dishwasher, fridge/freezer and dining area. There is also a utility room with boiler cupboard, fridge/freezer, washer and dryer. A handy WC is also to be found on the ground floor. Completing the ground floor is the bright and spacious living room with bay window.

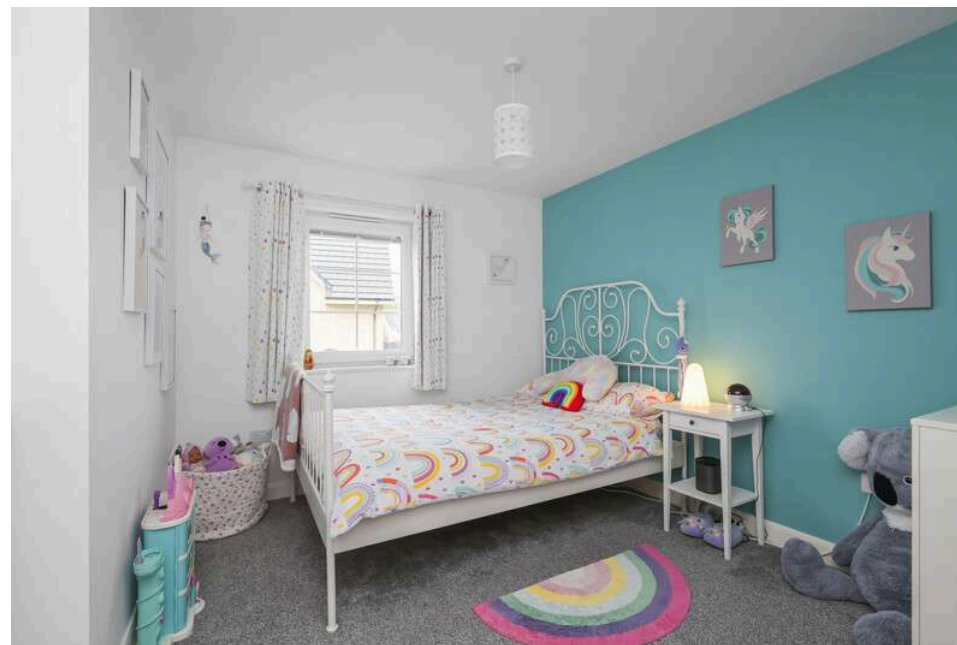
On the first floor you can find four well proportioned bedrooms, one with built in wardrobes and one with an ensuite shower room with heated towel rail. There is also a family bathroom with shower, separate bath and a heated towel rail.

The Second floor at the top of the house boasts the stylish master bedroom with built in storage, an ensuite bathroom with shower, separate bath and heated towel rail and also upstairs is a sixth bedroom/study.

Externally the fully enclosed rear garden has a patio, lawn and shed and there is a further front driveway, garden and single garage currently used as a gym. The property also benefits from gas central heating, double glazing and a floored attic.

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





- Quiet cul-de-sac in the popular Prestonpans
- 5 Bedroom detached house set over 3 floors
- 3 Bathrooms
- Welcoming hallway
- Bright and spacious living room
- Stunning open-plan kitchen and dining area overlooking the garden
- WC
- Master bedroom with ensuite bathroom
- Study which can be used as a sixth bedroom
- Enclosed rear garden with shed
- Garage
- Gas central heating and double glazing
- Floored attic

EPC rating is C

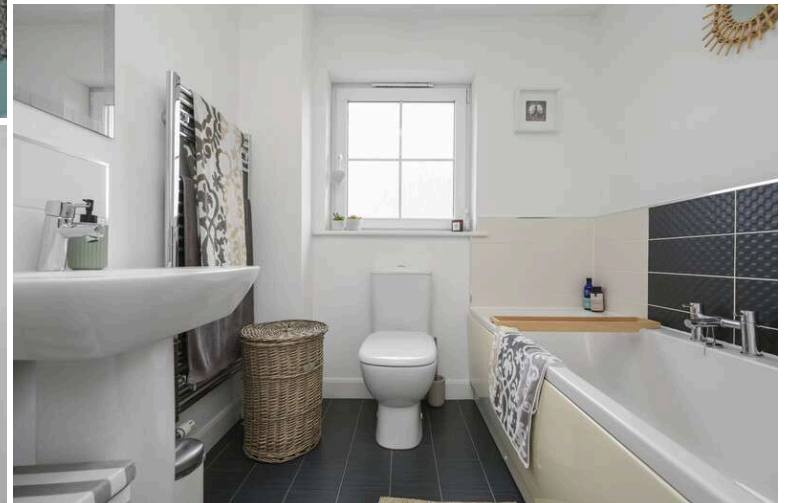
Included in the sale are the integrated fridge-freezer and dishwasher, all blinds and light fittings.

Not included in the sale are the washing machine, tumble-dryer, all curtains, furniture and the wall mounted tv brackets.

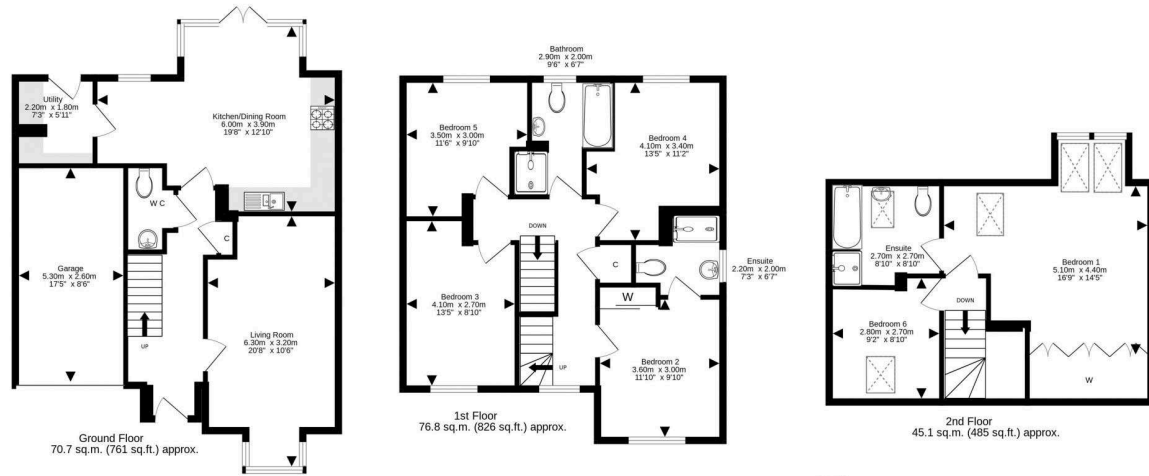
The gym equipment in the garage may be available to purchase by separate negotiation, along with the second fridge-freezer in the utility room.



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, throughout East Lothian 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 which affords a short journey into the centre of Edinburgh.







TOTAL FLOOR AREA : 172.0 sq.m. (1851 sq.ft.) approx.
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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