



34 Doctor Gracie Drive
PRESTONPANS | EH32 9GQ


warners
solicitors & estate agents





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Warners are delighted to bring to the market this beautifully presented and extremely sought after detached villa set on a large plot (approximately 400 m2) quietly located in the popular East Lothian coastal town of Prestonpans. Boasting high spec finishes, private front driveway, double garage and private rear garden, the property will make a fabulous family home and offers flexible accommodation to six bedrooms in a highly sought-after location. The bright and spacious accommodation is set over three floors with the ground floor comprising of an extremely welcoming entrance hallway with storage and wc, lovely dual aspect living room which allows for an abundance of light via patio doors to the rear garden which makes it an ideal space for family gatherings and entertaining, beautifully appointed dining kitchen fitted with modern floor and wall units and a full range of integrated appliances, and patio doors to the rear garden. The handy utility room is off the kitchen fitted with further units, space for appliances, and gives access to the garden. Completing the ground floor is the flexible dining/family/sixth bedroom. The accommodation flows effortlessly to the first floor where you can find three well proportioned bedrooms, two with built in wardrobes and one with a contemporary en-suite shower room with mains shower and heated towel rail. There is also a well laid out family bathroom comprising of a three piece suite with a mains shower above the bath and a heated towel rail. The Second floor at the top of the house boasts two further light filled double bedrooms, and a double shower room with a heated towel rail. Externally the large fully enclosed south east facing rear garden has sunny patio and decking areas, lawn and there is a further front driveway, garden and detached double garage. The property also benefits from zoned gas central heating, and double glazing. Viewing is essential to fully appreciate the standard of accommodation on offer as well as the size, and location, of the plot.

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
- Set on large plot (approximately 400 m²)
- Detached villa set over three floors
- Flexible accommodation to five Bedroom
- Three bathrooms
- Welcoming hallway
- Bright and spacious dual aspect living room with doors to rear garden
- Upgraded modern dining kitchen with garden access
- Separate dining/family/fifth bedroom
- Utility room
- WC
- Principal bedroom with integrated wardrobes and en-suite bathroom
- Enclosed south east facing rear garden with patio and decking areas
- Detached double garage fitted with lighting, power points and 1 single electrically operated door

- Driveway
- Zoned gas central heating
- Double glazing

EPC Rating B

Council Tax Band G

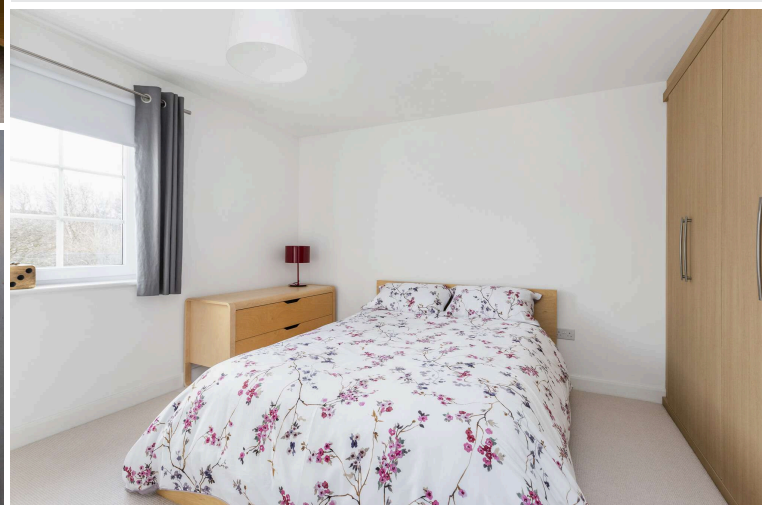
Factor Fees: Ross & Liddell : Approximately £170.96 annually for ground maintenance.

Extras include curtains, blinds, light fittings, floor coverings, dishwasher, fridge/freezer, double oven, hob, washing machine and tumble dryer.

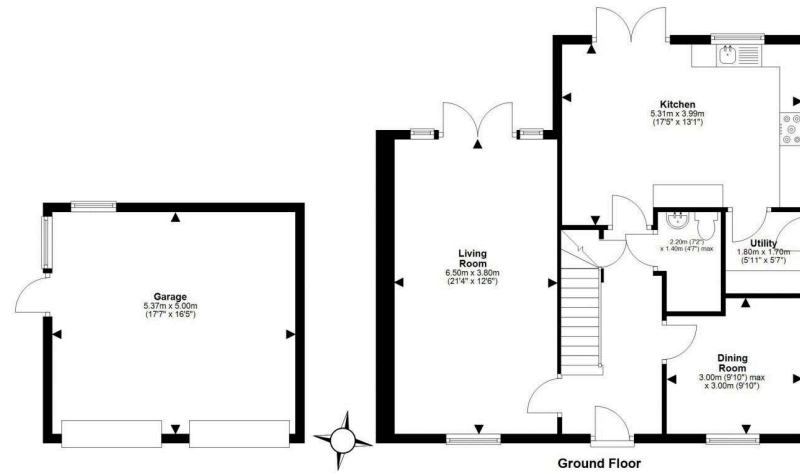
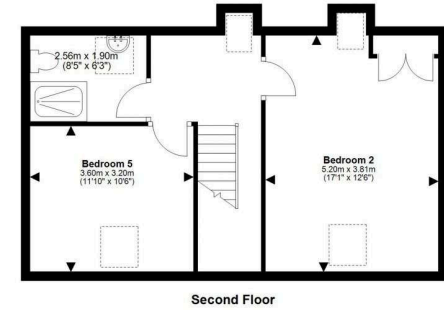
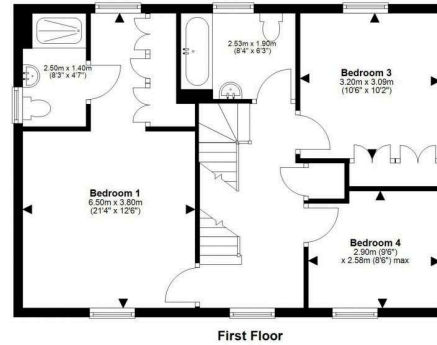
Other items of furniture may be available by separate negotiation.



The property is located in the popular East Lothian coastal town of Prestonpans which is well within commuting distance of Edinburgh. The property is within a quiet, prime residential development and is close to an efficient public transport network, including Prestonpans Railway station which is within walking distance, and the train takes just 14 minutes into Edinburgh City Centre. The Edinburgh City ByPass and main motorway networks are within easy reach; as is the excellent Fort Kinnaird Retail Park. The property is within walking distance of the Royal Musselburgh Golf Club. Schooling is well represented from nursery to senior school.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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