



69 DOCTOR GRACIE DRIVE

Prestonpans, East Lothian, EH32 9GQ





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Introducing a large four-bedroom detached house which offers spacious modern interiors with attractive decoration finished to high standards. This beautiful family home further boasts a generously appointed dining kitchen with a striking design and a lot of floorspace, two en-suites, a family bathroom, and a WC. It also has excellent storage facilities to keep the accommodation neat and tidy. Adding to its strong appeal, the home has private parking for two cars with ample on-street parking, and it enjoys a fully-enclosed rear garden which has a sweeping lawn framed by mature plants.

The property forms part of a modern development set on the rural outskirts of the coastal town of Prestonpans. It is positioned close to Royal Musselburgh Golf Club and is centred around a large public park. The seafront remains within easy reach, along with charming coastal walks leading to Musselburgh Lagoons and Prestonpans Beach. Furthermore, excellent amenities are nearby, and there are regular bus and rail links connecting to Edinburgh city centre. Schooling is provided locally from nursery to secondary level, and the renowned Loretto School is easily reached in neighbouring Musselburgh.





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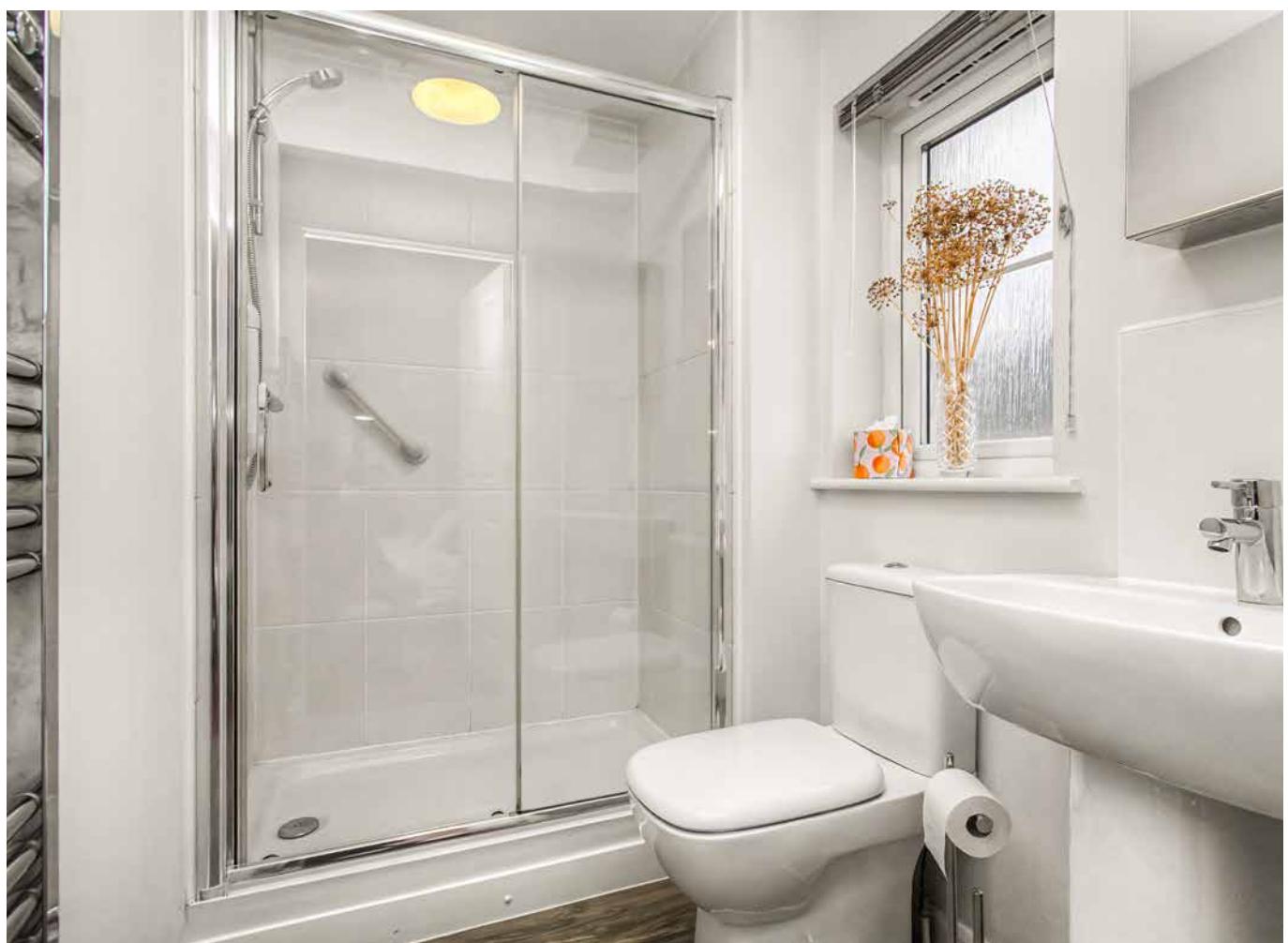
COUNCIL
TAX BAND



Features

- An executive detached house in Prestonpans
- Part of a family-friendly development
- Proximity to the countryside and coast
- Welcoming entrance hall with storage
- Elegant living room with a box bay window
- Expansive dining kitchen with French doors
- Utility room with an adjacent WC
- Naturally-lit landing with an airing cupboard
- Four double bedrooms with built-in wardrobes
- Two modern en-suite shower rooms
- Premium family bathroom
- Low-maintenance front garden
- Large, fully-enclosed rear garden
- Private driveway and integrated garage









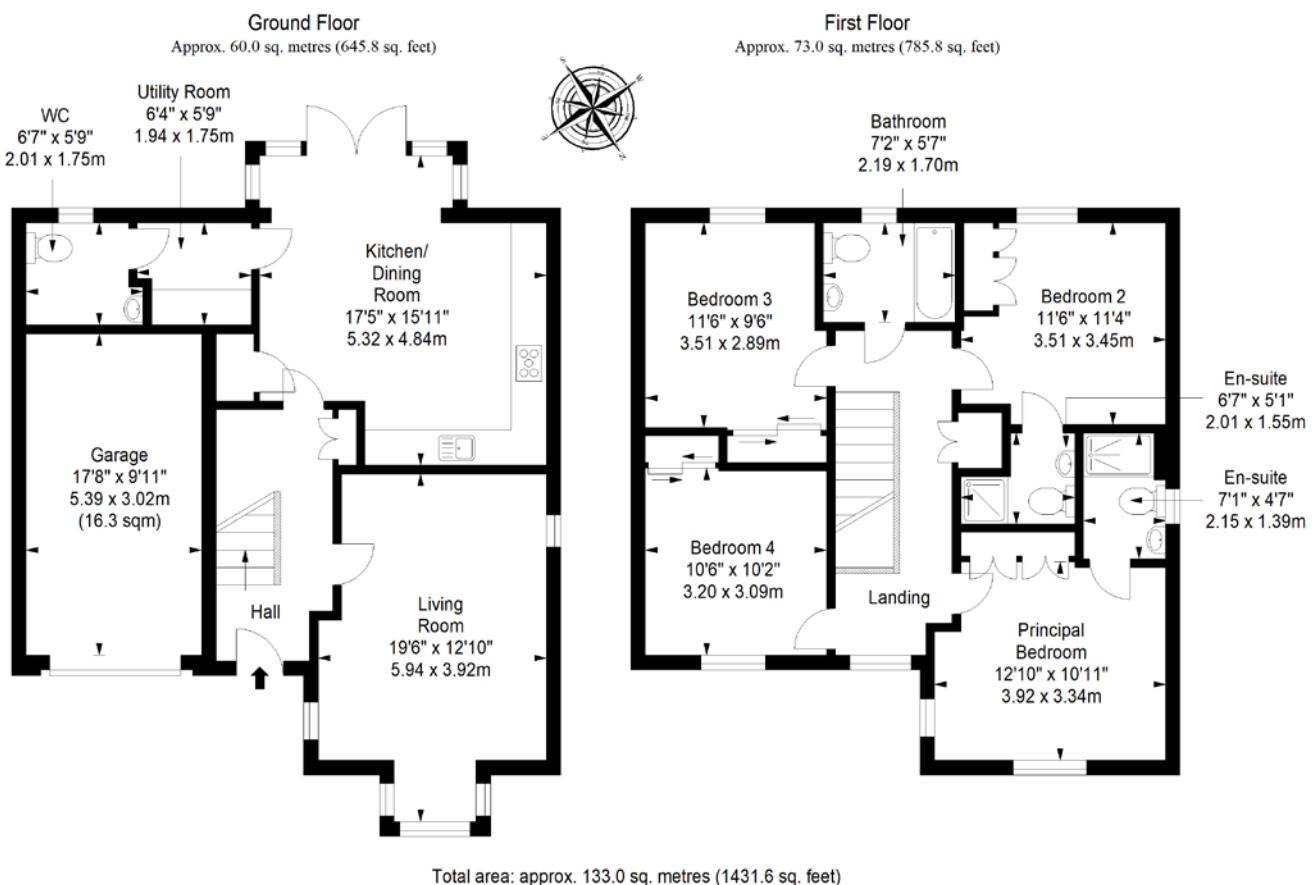


Extras: All curtains and blinds, and integrated kitchen appliances (five-burner gas hob, double oven, fridge, freezer, and dishwasher), an undercounter washing machine, and a tumble dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



PRESTONPANS

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 fitness and outdoor pursuits, including The Mercat Gait Centre – a sports centre with an Olympic-sized swimming pool, a sauna, a steam room, and a hydrotherapy pool, as well as a gym and a 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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