



COULTERS<sup>©</sup>

# ST GABRIEL'S HOUSE WEST LOAN

PRESTONPANS, EAST LoTHIAN, EH32 9JX

 4 BED

 2 BATH

 2 PUBLIC



## TAKE A LOOK INSIDE

St Gabriel's House is a beautifully renovated detached property offering an exceptional blend of space, style, and practicality, presented in excellent condition throughout. Boasting four generous double bedrooms, wrap-around gardens, a large driveway accommodating multiple vehicles, and a private garage, this home is perfectly suited for modern family living.

## KEY FEATURES



Stylishly presented detached home.



Four generous double bedrooms.



Well maintained wrap around garden.



Spacious driveway and separate garage providing parking for multiple vehicles.



Within a short walk of local primary and high schools.



Close to local amenities and transport links.

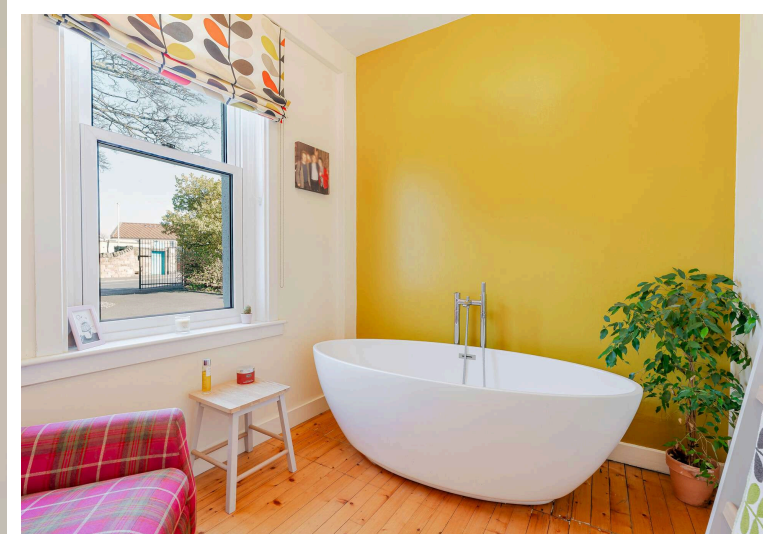


EPC Rating - D



Council Tax Band - F





Upon entering, you are welcomed by a bright and inviting hallway that sets the tone for the rest of the property—light-filled, spacious, and impeccably maintained. The ground floor offers a versatile layout, including a generously proportioned sitting room featuring a charming gas fireplace. This space flows seamlessly into a stunning, newly added sunroom, where bifolding doors span two walls, opening out onto the rear garden and creating an ideal indoor-outdoor living experience.

The heart of the home is the large, modern kitchen with dining area, thoughtfully designed with both functionality and style in mind. Complete with a range cooker and direct access to the driveway, it provides the perfect setting for both everyday living and entertaining.



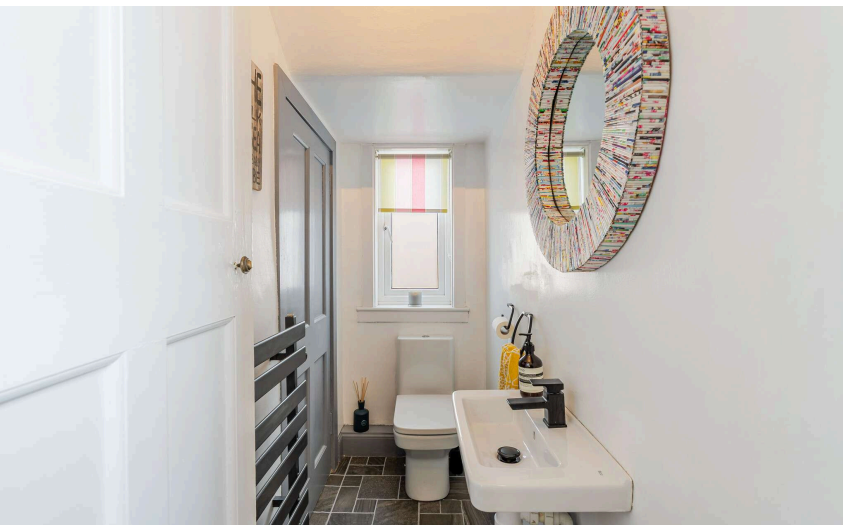


## MORE INFORMATION

Also on the ground floor is a flexible additional reception room, currently used as a living room but equally suited as a fourth double bedroom. A well-appointed bathroom featuring a freestanding bath, along with a separate WC and generous storage solutions, adds further convenience and versatility.

Upstairs, the property continues to impress with three exceptionally spacious double bedrooms, each offering comfortable accommodation. A contemporary, fully tiled shower room includes a walk-in shower and modern fittings, serving the upper floor. Additionally, a walk-in wardrobe/storage space provides valuable extra storage.

Externally, the wrap-around gardens offer both privacy and space, ideal for relaxation or entertaining, while the substantial driveway and private garage complete this highly desirable home.







## THE LOCAL AREA

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is an extremely popular 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 a supermarket, schools 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, a choice of golf courses and several sandy beaches. Prestonpans has its own railway station.

## EXTRAS

All blinds, light fittings, fitted flooring, cooker, dishwasher and washing machine. and the shed in the garden are included in the sale price.





ST GABRIEL'S HOUSE, WEST LOAN, PRESTONPANS, EAST LOTHIAN, EH32 9JX  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,890 SQ FT / 176 SQ M

GARAGE 205 SQ FT / 19 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.