

68 Doctor Gracie Drive

PRESTONPANS, EAST LOTHIAN, EH32 9GQ



The property has an excellent position in a sought-after modern development, and it is presented in excellent internal condition



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this contemporary three-bedroom end-terraced house to the market. The property has an excellent position in a sought-after modern development, and it is presented in excellent internal condition. Benefits include gas central heating, double glazing, an EV charger and allocated parking.

THE LIVING ROOM



Internal accommodation is focused on a spacious living room, which is neutrally decorated and boasts excellent natural light. The living room has plenty of floor space for a variety of different furniture configurations, giving a new owner plenty of scope to create their ideal entertaining space. French doors from the living room open directly into the rear garden.

THE KITCHEN & UTILITY



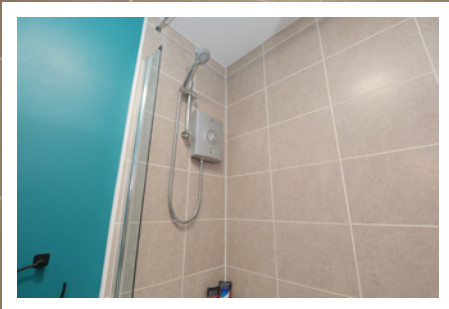
The kitchen is comprised of a generous range of base and wall-mounted units that offer ample prep and storage space for the aspiring chef. Induction hob, electric oven, dishwasher, and fridge freezer are all integrated. The ground floor accommodation is completed by a cloakroom/WC that doubles as a utility room.





Climbing the stairs, the first-floor landing gives access to the three bedrooms, the bathroom, and a large professionally boarded loft space with a fold down ladder for additional storage. Bedroom one is the obvious master bedroom and overlooks the front of the property. It boasts ample floor space for a full suite of bedroom furniture alongside a large integrated wardrobe. The second bedroom is a rear-facing double bedroom. Bedroom three is a good single bedroom that also overlooks the rear garden and could make an ideal office space for working from home. The bathroom is partially tiled and includes a three-piece white suite with a mains shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

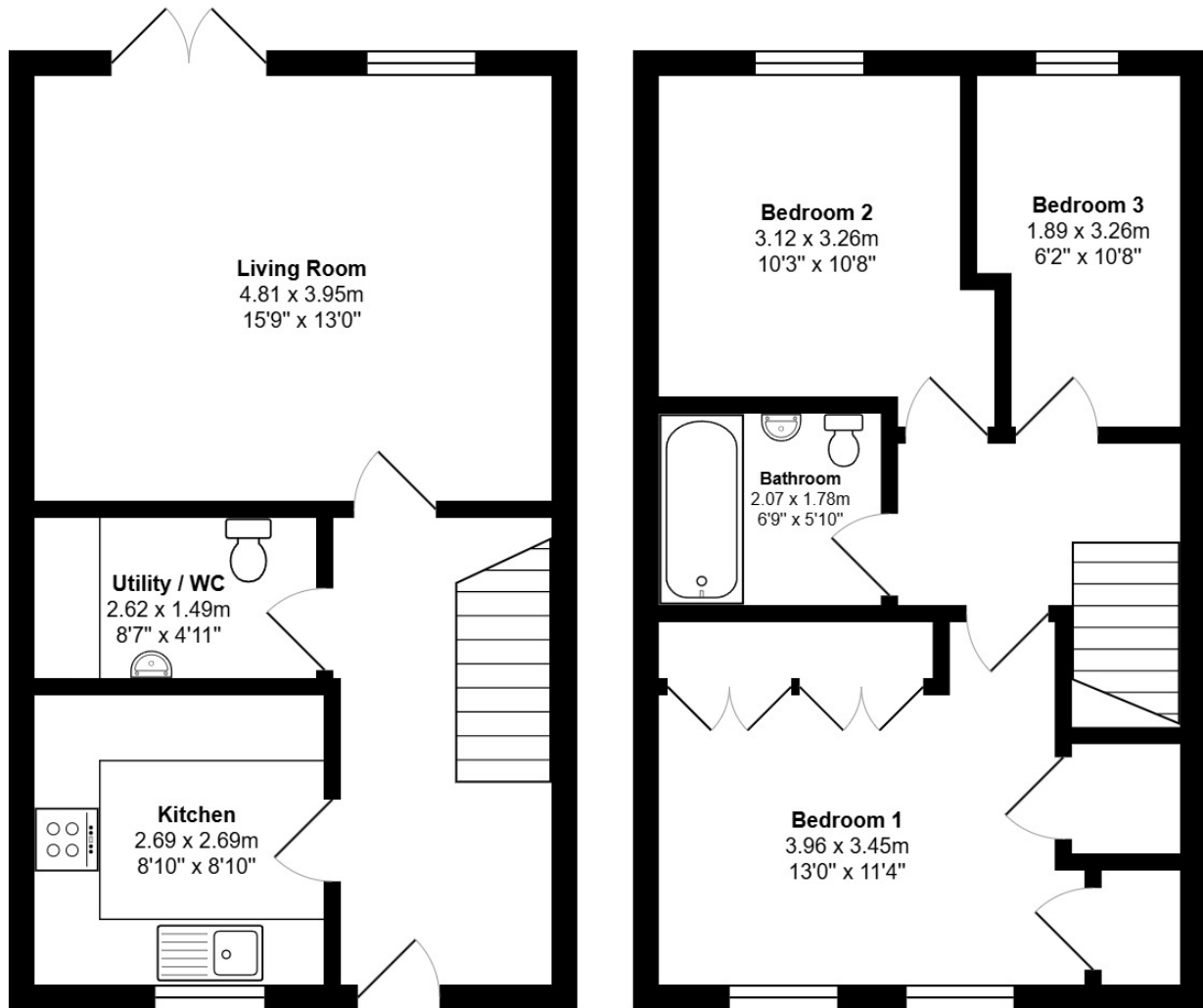


Externally, the property boasts allocated parking, a small front garden in keeping with neighbouring properties, and a large rear garden with patio, mature lawn, and a large shed.

EXTERNALS

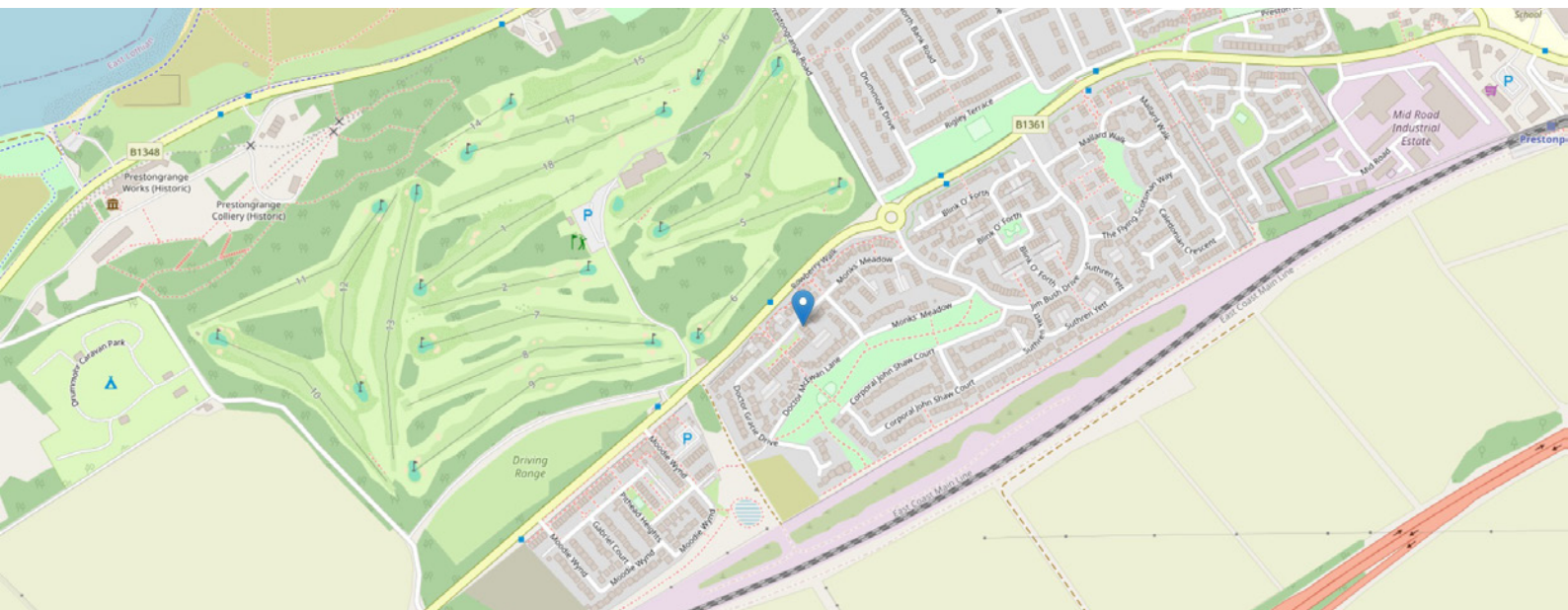


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 80m² | EPC Rating: C



THE LOCATION

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, 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.