




Solicitors & Estate Agents
0131 524 9797

8 Doctor Gracie Drive

PRESTONPANS, EH32 9GQ



PRESTONPANS

EAST LOTHIAN, EH32 9GQ

Prestonpans is a small town situated in the county of East Lothian on the banks of the River Forth.

Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city and is within easy commuting distance via the Musselburgh bypass. The journey into Edinburgh will take approximately twenty minutes by car and there is of course, an excellent bus service every thirty minutes. There is also a good train service direct to the Waverley Station from Prestonpans, a journey which will take about twelve minutes.

Prestonpans offers a wide range of shops and facilities, including a supermarket that provides every possible daily requirement, as well as banking facilities and a health centre. In addition there are local primary, nursery and secondary schools.

This is a beautiful area featuring two harbours, several golf courses nearby, an indoor sports centre and the popular race course at Musselburgh. There are lovely walks along the beaches and there is a swimming pool at Mercat Gait Centre in Prestonpans.

8 DOCTOR GRACIE DRIVE

PRESTONPANS, EH32 9GQ

McEwan Fraser Legal is delighted to present this two-bedroom Lower Villa in East Lothian's Prestonpans. The property is in walk-in condition having been well cared for by the current owner.

Inside, the property comprises of:

- Fully equipped kitchen with integrated appliances and more than adequate space for dining table.
- Large living area which is bright and spacious, whilst providing access to the private rear garden.
- Two spacious double bedrooms which are both very well proportioned.
- The flat is well equipped with a bathroom which is a modern three piece suite and is partially tiled.

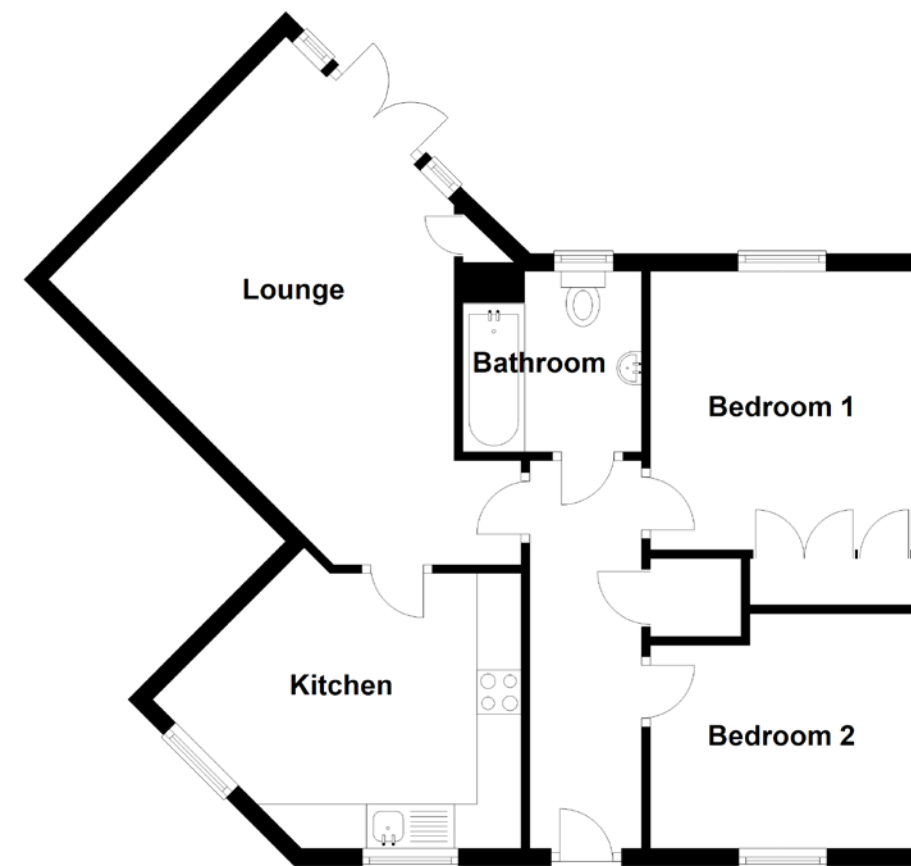
In addition to this, the property includes off-street allocated parking, private rear garden.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.86m (12'8") x 3.75m (12'4")
Kitchen	4.15m (13'7") x 3.12m (10'3")
Bedroom 1	3.16m (10'4") x 3.01m (9'11")
Bedroom 2	3.01m (9'11") x 2.66m (8'9")
Bathroom	2.05m (6'9") x 2.03m (6'8")

Gross internal floor area (m²): 60m²

EPC Rating: C

Extras (Included in the sale): Appliances, fitted floor coverings, blinds and fixed light fittings.





McEwan Fraser Legal

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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer