

46 Doctor Gracie Drive

EDINBURGH, PRESTONPANS, EH32 9GQ



Stunning four-bedroom detached family home with south-facing garden, three-car driveway and garage, set over three spacious levels



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A beautifully presented four-bedroom detached family home offering exceptional space, a high-spec finish and a superb open-plan kitchen with direct access to a private south-facing garden – perfectly suited to modern family living.

McEwan Fraser Legal is delighted to present this outstanding home, set within a highly desirable residential development in Prestonpans. Finished to an excellent standard throughout, the property combines generous proportions with a flexible and well-balanced layout ideal for growing families.

THE LIVING ROOM



The welcoming entrance hall leads to a bright and spacious living room, providing an ideal setting for both relaxing and entertaining

THE KITCHEN

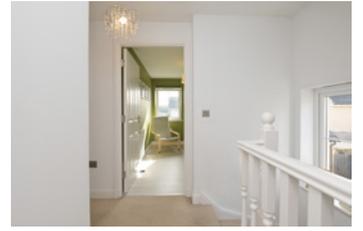
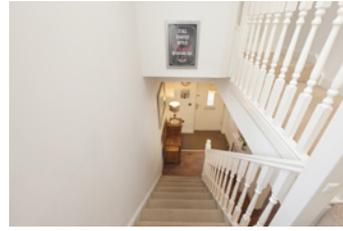


The heart of the home is the impressive open-plan kitchen and dining area, offering extensive worktop and storage space along with ample room for family dining. Flooded with natural light, French doors open directly onto the south-facing rear garden, creating a seamless indoor-outdoor flow — perfect for entertaining and everyday family life. A convenient utility/WC completes the ground floor.



THE UTILITY / WC





The property boasts four well-proportioned bedrooms arranged over the upper levels, offering excellent flexibility for families, guests or home working. Three bedrooms are located on the first floor, including a generous second bedroom with its own en-suite, alongside a modern family bathroom.

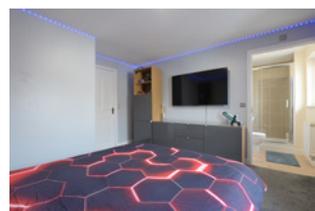
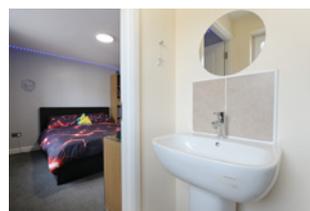
THE BATHROOM



BEDROOM 2



a generous second bedroom
with its own en-suite



BEDROOM 3



BEDROOM 4



The top floor is dedicated to an impressive principal bedroom suite, featuring dual-aspect windows, built-in wardrobes and a private en-suite shower room, creating a superb private retreat.

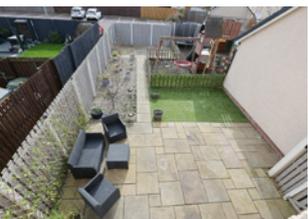
THE MASTER BEDROOM



Externally, the property benefits from a generous driveway providing off-street parking for up to three vehicles, along with a detached garage (linked to the neighbouring garage) featuring power, lighting and partially floored storage — ideal for additional storage or practical use.

The enclosed south-facing rear garden has been designed for ease of maintenance while enjoying excellent natural sunlight throughout the day, creating a private and highly desirable outdoor space perfect for relaxing, entertaining and family use.

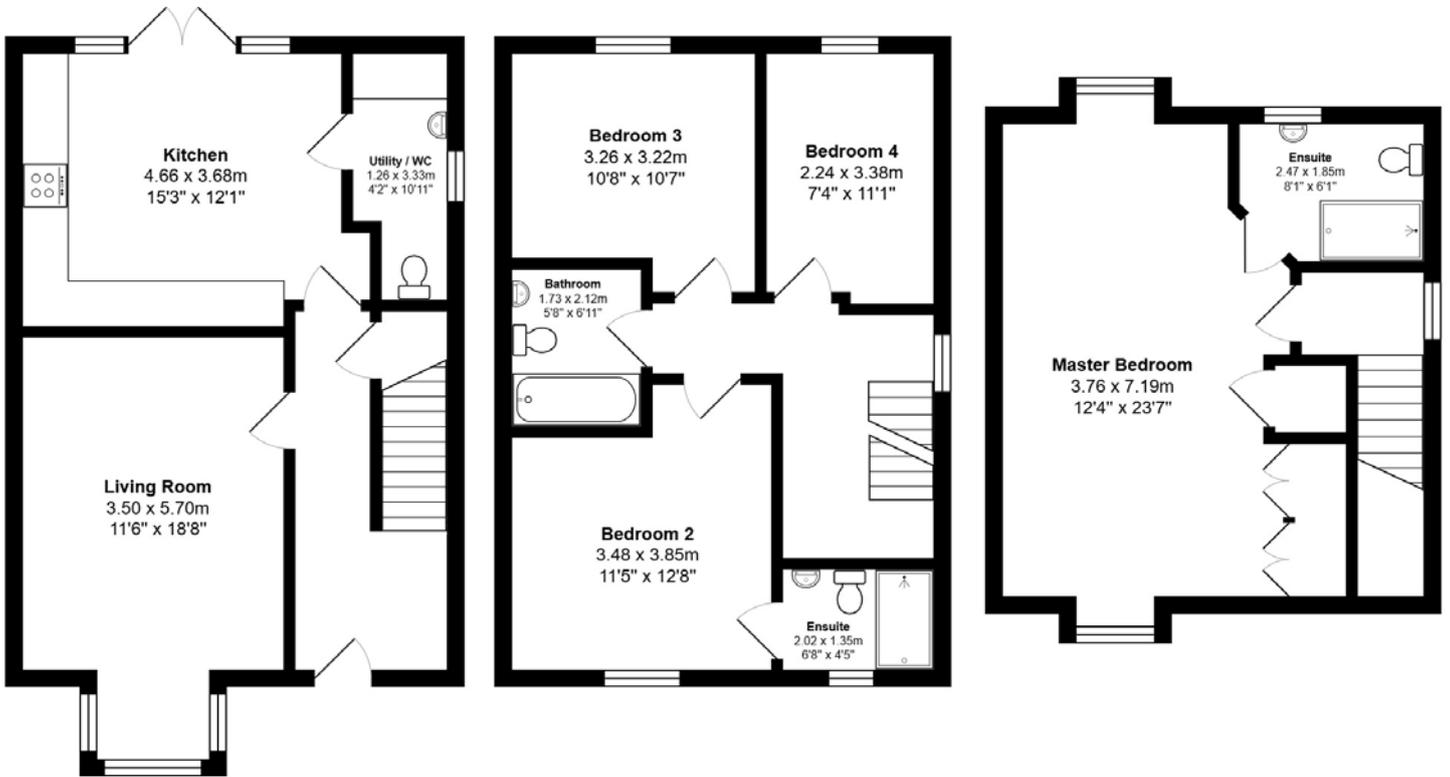
EXTERNALS



This superb home combines modern design, generous proportions and a highly practical layout, all within a popular and family-friendly development close to local amenities, schooling and excellent transport links to Edinburgh.

A rare opportunity to acquire a fully detached family home with a south-facing garden in this sought-after location. Early viewing is highly recommended.

FLOOR PLAN & DIMENSIONS



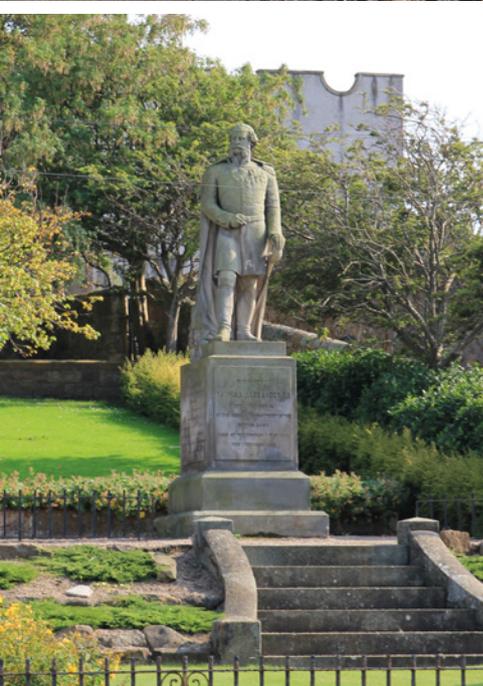
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 128m² | EPC Rating: B



THE LOCATION

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, a journey which will take about twelve minutes.

Prestonpans offers a wide range of shops and facilities, including supermarkets which will provide every possible daily requirement, as well as all the usual banking, building society and post office services.



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